

Acknowledgement Number:480657790050925

Date of filing : 05-Sep-2025

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment
Year
2025-26

PAN	AAHFK8714A		
Name	KADAKIA AND MODI HOUSING		
Address	5-4-187/3 AND 4 SOHAM MANSION, 2ND FLOOR MG ROAD, SECUNDERABAD, HYDERABAD , HYDERABAD , 36-Telangana, 91-INDIA, 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	480657790050925

Taxable Income and Tax Details

Current Year business loss, if any	1	5,58,714
Total Income	1A	0
Book Profit under MAT, where applicable	2	0
Adjusted Total Income under AMT, where applicable	3	0
Net tax payable	4	0
Interest and Fee Payable	5	0
Total tax, interest and Fee payable	6	0
Taxes Paid	7	0
(+) Tax Payable /(-) Refundable (6-7)	8	(+) 0
Accreted Income as per section 115TD	9	0
Additional Tax payable u/s 115TD	10	0
Interest payable u/s 115TE	11	0
Additional Tax and interest payable	12	0
Tax and interest paid	13	0
(+) Tax Payable /(-) Refundable (12-13)	14	0

Accreted Income and Tax Detail

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal
Officer having PAN ABMPM6725H from IP address 124.123.96.91 on 05-Sep-2025
16:40:59 DSC SI.No & Issuer 3097367 & 541953218203CN=Capricorn Sub CA for Individual DSC
2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

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DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:		31-03-2025
NAME OF THE ENTITY:	M/s. KADAKIA AND MODI HOUSING			
Name of the Assessee	Kadakia and Modi Housing			
PAN	AAHFK8714A			
Office Address	5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Raod, Ranigunj, Secunderabad - 500 003.			
Assessment Year	2025-2026			
Financial Year	2024-2025			
Status	Partnership Firm			
Ward Number	ITO Ward 10(2)			
Date of Incorporation	23-03-2006			
Name of the Bank	Yes Bank Ltd.			
IFS Code	YESB0000097			
Bank Address	SP Road, Secunderabad			
Account No.	009763700002378			
Return	Original			
Registered Email ID	it_e@modiproperties.in			
Registered Mobile	9281055270			
COMPUTATION OF TOTAL INCOME				
I. Profit & Gains from Business or Profession				
Profit before tax as per Profit & Loss account				
Add: Disallowed Items	(6,16,695)			
Statutory Interest & Penalties	57,980			
Total Income	57,980			
Total income rounded off u/s.288A	(5,58,715)			
COMPUTATION OF TAX ON TOTAL INCOME				
Tax @ 30% on total Income				
Add: Surcharge 12% (subject to applicability)				
Add: Health & Education Cess 4%				
Less: TCS				
Less: TDS				
Less: Advance tax paid				
Add: Interest u/s.243B				
Add: Interest u/s.243C				
Balance tax payable				
Losses to be carried forward				
AY	Business Loss	Dep Loss	Total Loss	
AY 2025-26	5,58,715	-	5,58,715	
	5,58,715	-	5,58,715	

[illegible]

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:			31-03-2025		
NAME OF THE ENTITY:		M/s. KADAKIA AND MODI HOUSING					
CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31-03-2025							
To	Opening Stock						
	Land & WIP			By	Sales		-
			1,24,74,832.66	By	Closing Stock		1,24,74,832.66
To	Gross profit including estimate profits		-				
			1,24,74,832.66				1,24,74,832.66
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2025							
EXPENDITURE	SCHEDULE	AMOUNT		INCOME	SCHEDULE	AMOUNT	
To	FEXP-Bank Charges	4.00		To	Bad debits / Credits written off		2,40,792.00
To	FEXP-Interest on Unsecured Loans	7,41,115.00		By	Gross profit		
	INCOME-CR Services	16,250.00		To	Net Profit Transferred to partners:		
To	OIE-Miscellaneous Expenses URD	200.00			Modi Properties Pvt.Ltd. (51%)	3,14,514.31	
To	OIE-Rounded Off	1.00			Sharad Kadakia (49%)	3,02,180.41	6,16,694.72
To	OIEUD-Accounts Management Services	14,440.00					
To	SAL-Gratuity	23,672.00					
To	SIP-GST	0.72					
To	SIP-IT	4,679.00					
To	SIP-TDS	20.00					
To	GST Expenses	3,825.00					
To	Income Tax 23-24	51,790.00					
To	TDS- Interest	1,490.00					
		8,57,486.72					6,16,694.72
For KADAKIA AND MODI HOUSING,							
PARTNER.							

ASSESSMENT YEAR		2025-2026		BALANCES AS ON:		31-03-2025
NAME OF THE ENTITY:		M/s. KADAKIA AND MODI HOUSING				
PARTNERS CAPITAL ACCOUNTS						
MORI PROPERTIES PVT. LTD.						
To	Share of Loss (51%)	3,14,514.31		By	Balance b/fd. (01-04-2024)	54,81,088.54
To	Balance c/fd. (31-03-2025)	51,96,574.23		By	Amount received during the Year	30,000.00
		55,11,088.54				55,11,088.54
SHARAD KADAKIA						
To	Balance b/fd. (01-04-2024)	29,84,334.55		By	Balance c/fd. (31-03-2025)	32,86,514.96
To	Sahre of Loss (49%)	3,02,180.41				
		32,86,514.96				32,86,514.96

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. KADAKIA AND MODI HOUSING		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2025			
SCHEDULE-A		Amount in Rs.	
PARTNERS CAPITAL:			
Modi Properties Pvt. Ltd.			
Sharad Kadokia		51,96,574.23	
		(32,86,514.96)	
		19,10,059.27	
SCHEDULE-B			
OUTSTANDING EXPENSES			
TDS Payable			
Professional tax payable		38,928.00	
		450.00	
		39,378.00	
SCHEDULE-C			
UNSECURED LOANS:			
Aedis Developers LLP		60,20,715.00	
		60,20,715.00	
SCHEDULE-D			
SUNDRY CREDITORS:			
Contractors on Accounts			
CONT-Janardhan Prasad on A/c			
Other Creditors		35,374.00	
Maintenance & Security Deposit	14,92,016.68	14,92,016.68	
Service Providers			
Modi Properties Pvt.Ltd. Services		4,320.00	
Work Orders			
CONT- Mangilal Bishoni W/o		22,688.00	
		15,54,398.68	
SCHEDULE-E			
CUSTOMERS ACCOUNTS			
Villa No.25 Modi Consultancy Services		4,05,000.00	check with cr
		4,05,000.00	
SCHEDULE-F			
INSTALMENTS RECEIVABLE:			
Installment Receivable		51,99,999.00	
		51,99,999.00	
SCHEDULE-G			
CASH IN HAND			
Cash		1,19,628.00	
		1,19,628.00	
SCHEDULE-H			
BANK BALANCES:			
Yes Bank			
	-	3,390.50	
		3,390.50	
SCHEDULE-I			
DEPOSITS, LOAND & ADVANCES:			
DEPOSITS:			
Satyavarapu Hardware-Security Deposit		15,500.00	
Sri Lakshmi Enterprises- Deposit		13,000.00	
		28,500.00	
SCHEDULE-J			
SUNDRY DEBTORS:			
CUSTOMERS			

CUST-A-Swarnalatha 63		Amount in Rs.	
CUST-Flat No-Name 69 V Sathya Saleem		24,65,627.00	
CUST-Modi Housing Pvt. Ltd. Services		26,902.60	
		10,670.00	
SCHEDULE-K		25,03,199.60	
CLOSING STOCK:			
Land & WIP			
		1,24,74,832.66	
		1,24,74,832.66	

ASSESSMENT YEAR	2025-2026		BALANCES AS ON	31-03-2025
NAME OF THE ENTITY:	M/s. KADAKIA AND MODI HOUSING			
DETAILS OF CONSTRUCTION EXPENES				
Labour Services				
Civil Works				
Other Direct Expenses			-	
OE-Electricity Supply				
OEUD-House Keeping Services		-		
		-	-	
			-	
CLOSING STOCK				
Opening Stock-Land & wip (1-4-2023)				
Labour Services				1,24,74,832.66
Other Expenses			-	
			-	
Less: Material sales			-	
			-	
Add: Estimated profit during the year			-	
			-	-
Less: Cost recognized during the year				1,24,74,832.66
Closing Stock (31-12-2023)				-
				1,24,74,832.66
Rate per Sq. ft. yard				1,557.41

Kadakia & Modi Housing												
Balance Flats Details												
FLATNO	Land Area	BUYERNAME	SOLD	SALE/AMO UNT	Sales declared year	Instalments 16-17	Instalment 22-23	Total Instalmts	Balance			
22	202	1940 Mortaged	Mortaged	-								
23	178	1940 Mortaged	Mortaged	-								
24	178	1940 Mortaged	Mortaged	-								
63	246	2190 Mr. K. Swarna Latha james/ James Kalwala	Mortaged	-								
		8010	Yes	52,00,000	-	52,00,000						
				52,00,000	-	52,00,000	-	52,00,000	-	legal case poccision not given		