

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	AAJFM0647C		
Name	SILVER OAK REALTY		
Address	5-4-187/3 AND 4, IIND FLOOR, SOHAM MANSION , M.G ROAD , SECUNDERABAD , 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	176074571300825

Taxable Income and Tax Details	Current Year business loss, if any	1	1,14,185
	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 and Tax Detail	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

This return has been digitally signed by SOHAM MODI in the capacity of Partner
having PAN ABMPM6725H from IP address 49.205.121.100 on 30-Aug-2025 16:02:21 DSC
SI.No & Issuer 3097367 & 541953218203CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying
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AAJFM0647C05176074571300825d6001438f50acf4eb3aeaa6e8aa25c98a6d3ace0

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: Silver Oak Realty		
PAN	: AAJFM0647C		
Office Address	: 5-4-187/3 And 4, IInd Floor, Soham Mansion, M.G Road, Secunderabad, Telangana-500003		
Status	: FIRM	Assessment Year	: 2025 - 2026
Ward No	: DCIT,C10(1),HYD	Financial Year	: 2024 - 2025
D.O.I.	: 20/08/2002		
Mobile No.	: 9502200911		
Email Address	: accounts@modiproperties.com		
Nature Of Business	: Property Developers		
Name Of Bank	: Yes Bank		
MICR CODE	: 500532002		
IFSC CODE	: YESB00000097		
Address	: Begumpet, Secunderabad		
Account No.	: 009763700002112 [Validated (Account Valid And Open)]		
Return	: ITR-5 : ORIGINAL (FILING DATE : 30/08/2025 & NO. : 176074571300825)		
Import Date	: AIS : 23-08-2025 02:29 PM	TIS : 23-08-2025 02:29 PM	26AS :
	23-08-2025 02:30 PM		
Computation Date	: 30-08-2025 04:03 PM		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business Or Profession

0

M/s. Silver Oak Realty

Profit Before Tax As Per Profit And Loss Account

-1,14,216

Add :

Depreciation Disallowed

3,114

Disallowed U/s 37

31

3,145

Less : Allowed Depreciation

-1,11,071

-3,114

-1,14,185

Out Of Loss Of Rs. 1,14,185, Unabsorbed Depreciation Is Rs. 3,114
& Business Loss Is Rs. 1,11,071

Current Year Losses Carried Forward

Business Loss Of Rs. 1,11,071

Unabsorbed Depreciation Of Rs. 3,114

Gross Total Income

Nil

Total Income

Nil

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. Nil

Nil

Tax Payable

Nil

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2024	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2025
			More than 180 Days (Before 04-10-24)	Less than 180 Days (On or After 04-10-24)				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
PLANT AND MACHINERY COMPUTERS	15%	15,960.00	0.00	0.00	0.00	15,960.00	2,394.00	13,566.00

COMPUTER	40%	1,799.00	0.00	0.00	0.00	1,799.00	720.00	1,079.00
Total		17,759.00	0.00	0.00	0.00	17,759.00	3,114.00	14,645.00

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2022-23	Short Term Capital Loss	29,745	-	29,745
2023-24	Ordinary Business	5,59,560	-	5,59,560
2023-24	Unabsorbed Depreciation	27,095	-	27,095
2024-25	Ordinary Business	2,50,468	-	2,50,468
2024-25	Unabsorbed Depreciation	4,016	-	4,016
2025-26	Ordinary Business	-	-	1,11,071
2025-26	Unabsorbed Depreciation	-	-	3,114

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	Statutory Interest & Penalty	31
	Total	31.00

SILVER OAK REALTY

BALANCE SHEET AS ON 31ST DAY OF MARCH, 2025

Liabilities	Amount (Rs.)	Assets	Amount (Rs.)
Partners' / Members' Fund		Fixed Assets	
Partners' / Members' capital	-2,92,494	Gross Block	17,759
Current Liabilities and Provisions		Less: Depreciation	3,114
Current Liabilities			14,645
Sundry Creditors (Others)	39,261	Current Assets, Loans and Advances	
Other payables	33,51,900	Current Assets	
Advances		Inventories	
From Others	26,40,989	Work-in-progress	72,189
		Sundry Debtors (Others)	35,27,278
		Cash and Bank Balances	
		Balance with banks	15,123
		Cash-in-hand	110
			15,233
		Loans and Advances	
		Deposits, loans and advances to corporate and others	21,10,311
TAL	57,39,656	TOTAL	57,39,656

SILVER OAK REALTY

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2025

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Workmen and staff welfare expenses	200		
Professional / Consultancy Fees / Fee for Technical Services			
To Paid to Others	65,000		
Rates and taxes paid			
To Central Goods & Service Tax (CGST)	6,660		
To State Goods & Services Tax (SGST)	6,660		
To Other expenses			
Financial Expenses	4		
Other Indirect expenses	32,547		
SIP,GST and TDS	31		
To Depreciation and amortisation	3,114	By Net Loss	1,14,216
	1,14,216		1,14,216
To Net Loss	1,14,216	By Balance carried to Balance	1,14,216

		Sheet in partner's account	
TOTAL	1,14,216	TOTAL	1,14,216

Nature of Business

OTHER THAN THOSE DECLARING INCOME UNDER SECTIONS 44AD/44ADA/44AE

SN	Business Code	Description	Trade Name
1	07002 - REAL ESTATE AND RENTING SERVICES - Operating of real estate of self-owned buildings (residential and non-residential)	Real Estate Developers	M/s.Silver Oak Realty

SOHAM MODI
(Partner)

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. SILVER OAK REALTY		
Name of the Assessee	:	Silver Oak Realty	
PAN	:	AAJFM0647C	
Office Address	:	5-4-187/3 & 4, 2nd Floor, Soham Mansion, MG Road, Sec-bad.	
Assessment Year	:	2023-2024	
Financial Year	:	2022-2023	
Status	:	LLP	
Ward Number	:	DCIT 10(1), Hyderabad	
Date of Incorporation	:	20-08-2002	
Name of the Bank	:	Yes Bank Limited	
IFS Code	:	YESB0000097	
Bank Address	:	SP Road, Hyderabad	
Account No.	:	009763700002112	
Return	:	Original	
Registered Mail ID	:	it_k@modiproperties.in	
Registered Mobile No.	:		
COMPUTATION OF TOTAL INCOME			
I. Profit & Gains from Business or Profession			
Profit / (Loss) before tax as per Profit & Loss account		(38,527)	
Add: Disallowed Items			
	31	31	
		(38,497)	
Less: Allowed Items			
	-	-	(38,497)
II. Income from Others Sources:			-
Interest Income			(38,497)
Total Income			
			(38,497)
Total income rounded off u/s.288A			
COMPUTATION OF TAX ON TOTAL INCOME			
Tax @ 30% on total Income			-
Add: Surcharge (subject to applicability)			-
Add: Health & Education Cess 4%			-
Less: TDS			-
Balance payable		-	
Add: Interest u/s.243B		-	
Add: Interest u/s.243C			-
Total Tax payable			-
Carried forward lossess			
AY	Business Loss	Depreciation Loss	Total Loss
AY 2023-24	5,59,560	29,745	5,89,305
AY 2024-25	2,50,468	4,016	2,54,484
AY 2025-26	35,383	3,114	38,497
	8,45,411	36,875	8,82,286

ASSESSMENT YEAR		2025-2026		BALANCES AS ON:		31-03-2025	
NAME OF THE ENTITY:		M/s. SILVER OAK REALTY					
BALANCE SHEET							
LIABILITIES	SCHEDULE	AMOUNT	ASSETS	SCHEDULE	AMOUNT		
PARTNERS CAPITAL	A	(2,92,494.24)	CASH IN HAND	E	110.00		
OUTSTANDING EXPENSES	B	33,51,900.00	CASH AT BANK	F	15,122.85		
DEPOSITS & ADVANCES	C	26,40,989.24	FIXED ASSETS	G	14,645.27		
SUNDRY CREDITORS	D	39,261.00	DEPOSITS, LOANS & AD	H	21,10,310.88		
			SUNDRY DEBTORS	I	35,27,278.00		
			INVENTORY	K	72,189.00		
		<u>57,39,656.00</u>			<u>57,39,656.00</u>		
For SILVER OAK REALTY,							
PARTNER.							
Place: Secunderabad							
Date :							

APPROVED BY
 16 AUG 2025
 SOHAM MODI

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. SILVER OAK REALTY		
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2025			
EXPENDITURE	AMOUNT	INCOME	AMOUNT
	4.00		
To Finacial exp		By Income tax refund	75,688.00
To Consultancy Services	65,000.00	By Net Profit transferred to Partners	
To Other Indirect exp	32,547.00	Modi Properties Pvt.Ltd.	36,601.05
To OIE- Depreciation	3,113.70	Soham Modi (5%)	1,926.37
To Food exp	200.00		38,527.42
To GST Input tax	13,320.00		
To SIP GST and TDS	30.72		
	<u>1,14,215.42</u>		<u>38,527.42</u>
For SILVER OAK REALTY,			
PARTNER.			
Place. Secunderabad			
Date			

ASSESSMENT YEAR		2025-2026	BALANCES AS ON:		31-03-2025
NAME OF THE ENTITY:		M/s. SILVER OAK REALTY			
PARTNERS CAPITAL ACCOUNTS					
MODI PROPERTIES PVT. LTD.					
To	Amount withdrawn during the	13,75,000.00	By	Balance b/fd. (1-4-24)	10,27,120.78
To	Share of Loss	36,601.05	By	Amount received during the year	80,000.00
To	Balance c/fd. (31-03-25)	(3,04,480.27)			
		<u>11,07,120.78</u>			<u>11,07,120.78</u>
Soham Modi					
To	Share of Loss	1,926.37	By	balance b/fd. (1-4-24)	13,912.40
To	Balance c/fd. (31-03-25)	11,986.03			
		-			
		<u>13,912.40</u>			<u>13,912.40</u>

ASSESSMENT YEAR	2025-2026	BALANCE AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. SILVER OAK REALTY		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 30-09-2024			
	Amount in Rs.		
SCHEDULE-A			
PARTNERS CAPITAL			
Modi Properties Pvt. Ltd.		(3,04,480.27)	
Soham Modi		11,986.03	
		<u>(2,92,494.24)</u>	
SCHEDULE-B			
OUTSTANDING EXPENSES			
Tds		200.00	
Nala tax payable		33,51,700.00	
		<u>33,51,900.00</u>	
SCHEDULE-C			
DEPOSITS, LOANS & ADVANCES:			
Deposits:			
Maintenance & Security Deposit form customers		26,40,989.24	
		<u>26,40,989.24</u>	
SCHEDULE-D			
SUNDRY CREDITORS:			
Suppliers			
Praful Sanitary		38,181.00	
Modi properties pvt ltd		1,080.00	
		<u>39,261.00</u>	
SCHEDULE-E			
CASH IN HAND			
Cash		110.00	
		<u>110.00</u>	
SCHEDULE-F			
BANK BALANCES:			
Yes Bank		15,122.85	
		<u>15,122.85</u>	
SCHEDULE - G			
FIXED ASSETS:			
As per sheet		14,645.27	
		<u>14,645.27</u>	
SCHEDULE-H			
DEPOSITS, LOAND & ADVANCES:			
Deposits:			
National Sales Corporation Deposit	25,000.00		25,000.00
Loans & Advance Others			
Mody Motors	19,59,840.00		
Religare Finvest Ltd CC 2	1,10,502.88		
ST-Dispute tax	14,968.00	20,85,310.88	
		<u>21,10,310.88</u>	
SCHEDULE-J			
SUNDRY DEBTORS:			
Villa No.314 Modi Builders & Infrastructures Pvt. Ltd.		13,12,909.00	
Plot No - 316 T.Vijayalakshmi		9,73,226.00	
Plot No - 317 Shailandra Akkanti		2,01,143.00	
Villa No 394 Abhijeet Phadke		10,40,000.00	
		<u>35,27,278.00</u>	

Amount in Rs.

SCHEDULE - K

INVENTORY

WIP-SOG

72,189.00

72,189.00

ASSESSMENT YEAR		2025-2026	BALANCES A/c		31-03-2025					
NAME OF THE ENTITY:		M/s. SILVER OAK REALTY								
FIXED ASSETS										
Sl.No.	Name of the Asset	W.D.F. 01.04.2024	Additions Before 30.09.23	Additions After 30.09.23	Deductions	Total	Rate of Depreciation	Amount of Depreciation	Profit / Loss	W.D.V. C/f. 31-03-25
1	Computers	1,799.42	-	-	-	1,799.42	40%	719.77		1,079.65
2	Vehicle Honda Delux	7,201.62	-	-	-	7,201.62	15%	1,080.24		6,121.38
3	Vehicle Honda Activa	8,757.93	-	-	-	8,757.93	15%	1,313.69		7,444.24
TOTAL		17,758.97	-	-	-	17,758.97		3,113.70	-	14,645.27

APPROVED BY
16 AUG 2025
SOHAM MODI

Silver Oak Grand
CWIP-VGS

Opening balance (1-4-24)	69,539.00
Misc Exp	<u>2,650.00</u>
	<u><u>72,189.00</u></u>