

Acknowledgement Number:618421280080925

Date of filing : 08-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	ABRFM8967G	
Name	MODI REALTY CREATOPOLIS LLP	
Address	5-4-187/3 AND 4 SOHAM MANSION, M G ROAD, SECUNDERABAD H.O, SECUNDERABAD , HYDERABAD , 36-Telangana, 91-INDIA, 500003	
Status	Firm	
Filed u/s	139(1)-On or before due date	Form Number
		ITR-5
		e-Filing Acknowledgement Number
		618421280080925

Taxable Income and Tax Details

Current Year business loss, if any		
Total Income	1	52,452
Book Profit under MAT, where applicable	1A	0
Adjusted Total Income under AMT, where applicable	2	0
Net tax payable	3	0
Interest and Fee Payable	4	0
Total tax, interest and Fee payable	5	0
Taxes Paid	6	0
(+) Tax Payable /(-) Refundable (6-7)	7	0
Accreted Income as per section 115TD	8	(+) 0
Additional Tax payable u/s 115TD	9	0
Interest payable u/s 115TE	10	0
Additional Tax and interest payable	11	0
Tax and interest paid	12	0
(+) Tax Payable /(-) Refundable (12-13)	13	0
	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 08-Sep-2025
14:28:52 DSC SI.No & Issuer 3097367 & 541953218203CN=Capricorn Sub CA for Individual DSC
2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

System Generated
Barcode/QR CodeABRFM8967G05618421280080925f885a60db66ef7ba67f70fa125395132a5ddb4b5
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

ASSESSMENT YEAR		2025-2026		BALANCES AS ON:		31-03-2025	
NAME OF THE ENTITY:		M/s. MODI REALTY CREATOPOLIS LLP					
Name of the Assessee		Modi Realty Creatopolis LLP					
PAN		ABRFM8967G					
Office Address		5-4-187/3 & 4, 2nd Floor, Soham Mansion,					
		M.G. Road, Secunderabad - 500 003.					
Assessment Year		2025-2026					
Financial Year		2024-2025					
Status		LLP					
Ward Number							
Date of Incorporation		23-07-2021					
Name of the Bank		Yes Bank					
IFS Code		YESB0000097					
Bank Address		SP Road, Secunderabad					
Account No.		009763700004023					
Return		Original					
COMPUTATION OF TOTAL INCOME							
I. Profit & Gains from Business or Profession							
Profit / (loss) before tax as per Profit & Loss account							
Add: Disallowed Items							
(52,452)							
Total Income							
-							
Total income rounded off u/s.288A							
(52,452)							
(52,452)							
COMPUTATION OF TAX ON TOTAL INCOME							
Tax @ 30% on total Income							
Add: Surcharge							
-							
Add: Health & Education Cess 4%							
-							
Less: TDS							
-							
Excess paid refundable with interest							
-							
Losses c/fd.							
AY 2022-23							
AY 2023-24							
AY 2024-25							
AY 2025-26							
		Dep. Loss		Business Loss		Total	
		-		6,369		6,369	
		-		35,389		35,389	
		-		36,674		36,674	
		-		52,452		52,452	
		-		1,30,884		1,30,884	

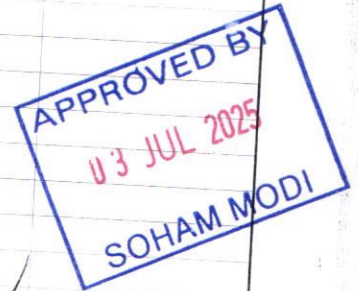
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ASSESSMENT YEAR		2025-2026		BALANCES AS ON:		31-03-2025	
NAME OF THE ENTITY:				M/s. MODI REALTY CREATOPOLIS LLP			
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2025							
EXPENDITURE		SCHEDULE		AMOUNT			
To	Consultancy Charges			14,400.00	By	Modi Properties Pvt. Ltd. (75%)	39,339.14
To	Miscellaneous Expenses			300.00		Shyamala Anand Reddy (25%)	13,113.05
To	Other Indirect exp			33,010.00			52,452.18
To	OIEUD-Rent & Amenity						
To	GST input			4,734.00			
To	Bank charges			8.26			
To	Rounded off			(0.08)			
				52,452.18			52,452.18
For MODI REALTY CREATOPOLIS LLP,							
DESIGNATED PARTNER.							

ASSESSMENT YEAR	2025-2026			BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. MODI REALTY CREATOPOLIS LLP				
PARTNERS CAPITAL ACCOUNTS					
Modi Propertis Pvt. Ltd.					
To	Amount withdrawn during the year	10,022.00	By	Balance b/fd. (1-4-24)	64,72,418.53
To	Share of Loss (75%)	39,339.14		Amount received during the year	5,000
To	Balance c/fd. (31-3-25)	64,28,057.40			
		64,77,418.53			64,77,419
Shyamala Anand Reddy					
To	Balance c/fd.	9,191.79	By	Balance c/fd. (31-3-25)	22,304.84
To	Share of Loss (25%)	13,113.05			
		22,304.84			22,304.84

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M/s. MODI REALTY CREATOPOLIS LLP		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2025			
SCHEDULE-A		Amount in Rs.	
CAPITAL:			
FIXED CAPITAL:			
Modi Properties Pvt. Ltd.	75,000.00		
Shyamala Anand Reddy	25,000.00	1,00,000.00	
RUNNING CAPITAL			
Modi Properties Pvt. Ltd.	64,28,057.40		
Shyamala Anand Reddy	(22,304.84)	64,05,752.56	
		65,05,752.56	
SCHEDULE-B			
DEPOSITS, LOANS & ADVANCES			
S Anand Reddy		65,00,000.00	
		65,00,000.00	
SCHEDULE-C			
BANK BALANCES:			
Yes Bank Ltd 009763700004023		3,932.56	
		3,932.56	
SCHEDULE-D			
CASH IN HAND			
Cash		1,820.00	
		1,820.00	

ASSESSMENT YEAR	2025-2026	BALANCES AS ON:	31-03-2025
NAME OF THE ENTITY:	M.s. MODI REALTY CREATOPOLIS LLP		
Name of the Assessee	Modi Realty Creatopolis LLP		
PAN	ABRFM8967G		
Office Address	5-4-187/3 & 4, 2nd Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003.		
Assessment Year	2025-2026		
Financial Year	2024-2025		
Status	LLP		
Ward Number			
Date of Incorporation	23-07-2021		
Name of the Bank	Yes Bank		
IFS Code	YESB0000097		
Bank Address	SP Road, Secunderabad		
Account No.	009763700004023		
Return	Original		



COMPUTATION OF TOTAL INCOME

I. Profit & Gains from Business or Profession	
Profit (loss) before tax as per Profit & Loss account	
Add: Disallowed Items	(52,452)
Total Income	(52,452)
Total income rounded off u/s.288A	(52,452)

COMPUTATION OF TAX ON TOTAL INCOME

Tax @ 30% on total Income			
Add: Surcharge			-
			-
Add: Health & Education Cess 4%			-
			-
Less: TDS			-
Excess paid refundable with interest			-
			-
Losses c/fd.			-
AY 2022-23	Dep. Loss	Business Loss	Total
AY 2023-24	-	6,369	6,369
AY 2024-25	-	35,389	35,389
AY 2025-26	-	36,674	36,674
	-	52,452	52,452
	-	1,30,884	1,30,884

APPROVED BY
03 JUL 2025
SOHAM MODI

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NAME OF THE ENTITY:				M/s. MODI REALTY CREATOPOLIS LLP			
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2025							
EXPENDITURE		SCHEDULE		AMOUNT			
To	Consultancy Charges			14,400.00	By	INCOME	SCHEDULE
To	Miscellaneous Expenses			300.00		Modi Properties Pvt.	AMOUNT
To	Other Indirect exp			33,010.00		Ltd. (75%)	39,339.14
To	OIEUD-Rent & Amenity					Shyamala Anand	
To	GST input			4,734.00		Reddy (25%)	13,113.05
To	Bank charges			8.26			52,452.18
To	Rounded off			(0.08)			
				<u>52,452.18</u>			<u>52,452.18</u>
For MODI REALTY CREATOPOLIS LLP,							
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APPROVED BY
03 JUL 2025
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PARTNERS CAPITAL ACCOUNTS					
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		<u>64,77,418.53</u>			<u>64,77,419</u>
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		<u>22,304.84</u>			<u>22,304.84</u>

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NAME OF THE ENTITY:	M/s. MODI REALTY CREATOPOLIS LLP		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2025			
SCHEDULE-A		Amount in Rs.	
CAPITAL			
FIXED CAPITAL			
Modi Properties Pvt Ltd	75,000.00		
Shyamala Anand Reddy	25,000.00	1,00,000.00	
RUNNING CAPITAL			
Modi Properties Pvt Ltd.	64,28,057.40		
Shyamala Anand Reddy	(22,304.84)	64,05,752.56	
SCHEDULE-B		65,05,752.56	
DEPOSITS, LOANS & ADVANCES			
S Anand Reddy			
		65,00,000.00	
		65,00,000.00	
SCHEDULE-C			
BANK BALANCES:			
Yes Bank Ltd 009763700004023			
		3,932.56	
		3,932.56	
SCHEDULE-D			
CASH IN HAND			
Cash			
		1,820.00	
		1,820.00	