

Acknowledgement Number:643033561251125

Date of filing : 25-Nov-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	ABLFM7631F		
Name	MEHTA & MODI REALTY KOWKUR LLP		
Address	5-4-187/3 & 4, SOHAM MANSION , 2ND FLOOR , 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	643033561251125

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	23,35,840
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	23,35,840
	Net tax payable	4	7,28,782
	Interest and Fee Payable	5	59,981
	Total tax, interest and Fee payable	6	7,88,763
	Taxes Paid	7	7,88,760
	(+) 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
Accreted Income and Tax Detail	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 Principal Officer having PAN ABMPM6725H from IP address 106.222.231.134 on 25-Nov-2025 19:26:24 DSC Sl.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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Barcode/QR Code

ABLFM7631F0564303356125112582ff9baeb4c3f50b6d805498d9f818487a2a3187

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU



# INCOME TAX DEPARTMENT

## Challan Receipt



e-Filing Anywhere Anytime  
Income Tax Department, Government of India

ITNS No. : 280

PAN	ABLFM7631F
Name	MEHTA & MODI REALTY KOWKUR LLP
Assessment Year	2025-26
Financial Year	2024-25
Major Head	Income Tax (Other than Companies) (0021)
Minor Head	Self-Assessment Tax (300)
Amount (in Rs.)	₹ 5,57,810
Amount (in words)	Rupees Five Lakh Fifty Seven Thousand Eight Hundred Ten Only
CIN	25101500074469RBIS
Mode of Payment	RTGS/NEFT
Bank Name	RBIS
Bank Reference Number	20251028163147396544
Date of Deposit	28-Oct-2025
BSR code	6939001
Challan No	08052
Tender Date	28/10/2025

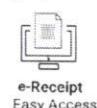
### Tax Breakup Details (Amount In ₹)

A	Tax	₹ 4,78,682
B	Surcharge	₹ 0
C	Cess	₹ 19,147
D	Interest	₹ 59,981
E	Penalty	₹ 0
F	Others	₹ 0
Total (A+B+C+D+E+F)		₹ 5,57,810
Total (In Words)		Rupees Five Lakh Fifty Seven Thousand Eight Hundred Ten Only

**Thanks for being a committed taxpayer!**

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

**Congrats! Here's what you have just achieved by choosing to pay online:**



Name Of Assessee	: Mehta & Modi Realty Kowkur Llp		
PAN	: ABLFM7631F		
Office Address	: 5-4-187/3 & 4, Soham Mansion , 2nd Floor, M.g Road, Secunderabad, Telangana-500003		
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2025 - 2026
Ward No	: WARD 11(4),HYDERABAD	Financial Year	: 2024 - 2025
D.O.I.	: 15/05/2019		
Mobile No.	: 9121282859		
Email Address	: accounts@modiproperties.com		
Method Of Accounting			
Name Of Bank	: Accrual		
MICR CODE	: Yes Bank		
IFSC CODE	: 500532002		
Address	: YESB0000097		
Account No.	: Begumpet, Secundrabad		
Return	: 00976370003091		
Import Date	: ORIGINAL		
Computation Date	: AIS : 04-10-2025 03:20 PM	TIS :	26AS : 22-09-2025 04:41 PM

### COMPUTATION OF TOTAL INCOME

#### Profits And Gains From Business Or Profession

Mehta & Modi Realty Kowkr Llp 23,35,841

Profit Before Tax As Per Profit And Loss Account

Add : 23,26,706

Depreciation Disallowed

Disallowment U/s 36 7,219

Disallowment U/s 37 6,586

Disallowment U/s 43B 1,499

1,050

16,354

23,43,060

-7,219

23,35,841

Less : Allowed Depreciation

**Gross Total Income**

**Total Income**

Total Income Rounded Off U/s 288A 23,35,841

23,35,841

23,35,840

Tax On Rs. 23,35,840 @ 30%

7,00,752

7,00,752

28,030

7,28,782

### COMPUTATION OF TAX ON TOTAL INCOME

Add: Health And Education Cess @ 4%

7,00,752

7,00,752

28,030

7,28,782

**Less Tax Deducted At Source**

Section 194-ia: Tds On Sale Of Immovable Property

2,30,950

2,30,950

4,97,832

**Add Interest Payable**

Interest U/s 234B

34,846

Interest U/s 234C

25,135

59,981

**Tax Payable**

5,57,813

Tax Payable Rounded Off U/s 288B

5,57,813

5,57,810

### INSTALLMENT WISE INCOME BIFURCATION

SN	Particular	Up to 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
----	------------	------------	------------	-------------	------------	------------	-------

1	NORMAL INCOME 44AD/44ADA/44AE	23,35,840	23,35,840	23,35,840	23,35,840	23,35,840	23,35,840
	<b>TOTAL NORMAL INCOME</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>0</b>
	<b>TOTAL SPECIAL INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>*TOTAL INCOME</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>	<b>23,35,840</b>

### INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	7,00,752	7,00,752	7,00,752	7,00,752	7,00,752	7,00,752
	<b>TAX + SURC + HECCESS</b>	<b>7,28,782</b>	<b>7,28,782</b>	<b>7,28,782</b>	<b>7,28,782</b>	<b>7,28,782</b>	<b>7,28,782</b>
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	2,30,950	2,30,950	2,30,950	2,30,950	2,30,950	2,30,950
	BALANCE TAX	4,97,832	4,97,832	4,97,832	4,97,832	4,97,832	4,97,832
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	<b>ADVANCE TAX LIABILITY</b>	<b>74,675</b>	<b>2,24,024</b>	<b>3,73,374</b>	<b>4,97,832</b>	<b>4,97,832</b>	<b>4,97,832</b>

### ADVANCE TAX INSTALLMENTS

Install ment	Due Date	Due Installment		Minimum Advance Tax to be Paid to avoid Interest u/s 234C	Advance Tax Paid			Interest U/s 234C Payable on	Interest U/s 234C
					%	Amount	Date	Amount	Gross Amount
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)
Ist	15-06-2024	15%	74,675	12%	59,740	-	0	0	74,675
IIInd	15-09-2024	45%	2,24,024	36%	1,79,220	-	0	0	2,24,024
IIIrd	15-12-2024	75%	3,73,374	75%	3,73,374	-	0	0	3,73,374
IVth	15-03-2025	100%	4,97,832	100%	4,97,832	-	0	0	4,97,832

### 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)				
<b>COMPUTERS</b>		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
COMPUTER	40%	18,048.00	0.00	0.00	0.00	18,048.00	7,219.20	10,828.80
<b>Total</b>		<b>18,048.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,048.00</b>	<b>7,219.20</b>	<b>10,828.80</b>

### Details of Tax Deducted at Source on Sale of Immovable Property u/s 194IA

No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledge ment Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	HOEWABA	MEENAKSHI SARMA SRINIVASA	COIPS7871H	AL10964590	31,07,500	17/08/2024	31,075	02/09/2024	17/08/2024	31,075
2	HTOWDRA	MODI HOUSING PRIVATE LIMITED	AADCM5906D	AL14236961	84,40,000	28/09/2024	84,400	17/10/2024	28/09/2024	84,400
3	HTZSVEA	MODI HOUSING PRIVATE LIMITED	AADCM5906D	AL15730363	84,40,000	10/10/2024	84,400	09/11/2024	10/10/2024	84,400
4	HOEOJNA	SWAMINATHAN RADHAKRISHAN	CIYPS3330K	AL10966675	31,07,500	17/08/2024	31,075	02/09/2024	17/08/2024	31,075
					<b>Grand Total</b>	<b>2,30,95,000</b>		<b>2,30,950</b>		<b>2,30,950</b>

### ALLOWED/DISALLOWED U/S 43B

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Professional Tax Payable	2025-26	1,050	-	1,050
<b>Total</b>		<b>1,050</b>	<b>-</b>	<b>1,050</b>

### DISALLOWED U/S 36

Particulars	Amount

1	Delay in payment of Employee contribution to PF	6,415
2	Delay in depositing ESI contribution	171
	<b>Total</b>	<b>6,586.00</b>

### DISALLOWED U/S 37

#### Particulars

Sr. No.	Particulars	Amount
1	Interest on TDS	1,499
	<b>Total</b>	<b>1,499.00</b>

### MEHTA & MODI REALTY KOWKUR LLP BALANCE SHEET AS ON 31ST DAY OF MARCH, 2025

Liabilities	Amount (Rs.)	Assets	Amount (Rs.)
<b>Partners' / Members' Fund</b>			
Partners' / Members' capital ANAND MEHTA	85,77,026	<b>Fixed Assets</b> Gross Block Less: Depreciation	18,048 7,219
MODI PROPERTIES PRIVATE LIMITED	7,99,82,373	<b>Current Assets, Loans and Advances</b>	10,829
<b>Loan Funds</b>			
<b>Secured Loans</b>			
Rupee Loans from Others			
<b>secured Loans</b>			
Rupee Loans from Others			
<b>Current Liabilities and Provisions</b>			
<b>Current Liabilities</b>			
Sundry Creditors (Others)	81,90,868	<b>Cash and Bank Balances</b>	11,27,16,386
Income received in advance	7,08,69,528	Balance with banks	5,76,00,909
Other payables		Cash-in-hand	
Outstanding Expenses	1,11,050	<b>Loans and Advances</b>	5,51,623
Revenue Pending Recognition	57,72,480	Advances recoverable in cash or in kind or for value to be received	1,05,259
Salary/Incentives/Commission Payable	5,36,839	Advance For Expenses	6,56,882
Statutory Dues Payable	4,91,402	Advance To Contractors	20,000
	69,11,771	Advance To Staff	55,04,207
<b>Provisions</b>		Advance To Suppliers	46,000
Provision for Income Tax		Others	8,07,382
		Deposits, loans and advances to corporate and others	21,37,566
		Deposits with Landlord	85,15,155
		Other deposits	1,03,15,000
		Rera Deposit	2,34,000
		TSSPDCL Deposit	2,99,455
<b>TOTAL</b>	<b>19,04,45,462</b>		<b>96,846</b>
			<b>1,09,45,301</b>
			<b>1,94,60,456</b>
			<b>19,04,45,462</b>

### MEHTA & MODI REALTY KOWKUR LLP

#### MANUFACTURING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2025

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
<b>Opening Inventory</b>		<b>Closing Stock</b>	
To Opening stock of Work in progress	1,90,82,364	By Work-in-progress	1,81,09,675
To Purchases	1,06,99,174		
<b>Direct expenses</b>			
To Other direct expenses Labour Services	2,72,68,590		
Other Direct Expenses	1,24,31,838	By Cost of Goods Produced	5,13,72,291
<b>TOTAL</b>	<b>6,94,81,966</b>	<b>TOTAL</b>	<b>6,94,81,966</b>

**TRADING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2025**

TRADING ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2025			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Cost of Goods Produced	5,13,72,291	Sales/Gross Receipts	
To Gross Profit	90,37,328	By Sale of services	6,04,05,019
		By Other operating revenues	
<b>TOTAL</b>	<b>6,04,09,619</b>	Other Operating Revenue	<b>4,600</b>
			<b>6,04,09,619</b>
		<b>TOTAL</b>	<b>6,04,09,619</b>

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

STATEMENT OF PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDING ON 31ST DAY OF MARCH, 2025			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Rents			
<b>Compensation to employees</b>	<b>1,26,000</b>	<b>By Gross Profit</b>	
To Salaries and wages	13,62,549	<b>Other income</b>	
To Contribution to recognised provident fund	1,08,219	By Interest income	
To Workmen and staff welfare expenses			7,897
<b>Professional / Consultancy Fees / Fee for Technical Services</b>	<b>31,534</b>		
To Paid to Others			
To Audit Fee		19,10,205	
To Other expenses		40,000	
Fees & Charges			
Maintenance expenses	8,560		
Miscellaneous expenses	27,000		
News Paper & Periodicals	40		
Penalty,interest & latefees	2,700		
Printing and stationery	1,499		
Repairs & Maintenance-Automobiles	1,01,312		
Admin expenses			
Marketing expenses	7,82,931	31,32,793	
Customer Relation	20,01,009	7,219	
Sales & Marketing Brokerage	86,150	<b>23,26,706</b>	
To Depreciation and amortisation	1,16,066		
<b>To Net Profit</b>			
		<b>90,45,225</b>	
To Provision for current tax			
<b>To Balance carried to Balance Sheet in partner's account</b>	<b>7,37,191</b>	<b>By Net Profit</b>	
		15,89,515	
<b>TOTAL</b>	<b>23,26,706</b>	<b>TOTAL</b>	<b>23,26,706</b>

**SOHAM MODI**  
(Principal Officer)

**INDEPENDENT AUDITOR'S REPORT**

To the Partners of Mehta and Modi Reality Kowkur LLP [LLP IN: AAN-2987]

**Opinion**

We have audited the financial statements of Mehta and Modi Reality Kowkur LLP, which comprise the balance sheet at March 31<sup>st</sup> 2025, and the profit and loss account for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the entity as at March 31, 2025, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in India, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Responsibilities of Management and Those Charged with Governance for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

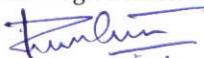
In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

For KGM & Co  
Chartered Accountants  
Firm's Registration No.015353S



Pranay Mehta  
Partner  
Membership.233650  
UDIN: 25233650BMMAPM8196



Place: Hyderabad  
Date: 30/09/2025

**M/s. MEHTA & MODI REALTY KOWKUR LLP**  
**LLP IN: AAN-2897**  
**Balance Sheet as at 31st March 2025**

Particulars		Note	31 March 2025	31 March 2024	(Amount in Rs.)
<b>I EQUITY AND LIABILITIES</b>					
<b>1 Partners' Funds</b>		3			
(i) Partners' Contribution			1,00,000	1,00,000	
(ii) Partners' Current Account			8,84,58,349	8,14,83,884	
<b>2 Non-current liabilities</b>			8,85,58,349	8,15,83,884	
Long-term borrowings			1,54,15,896	2,33,90,774	
<b>3 Current liabilities</b>			1,54,15,896	2,33,90,774	
Trade payables			81,90,868	72,59,721	
Other current liabilities			7,77,81,299	9,41,14,160	
Short-term provisions			4,99,050	93,558	
			8,64,71,217	10,14,67,439	
		Total	<b>19,04,45,462</b>	<b>20,64,42,098</b>	
<b>II ASSETS</b>					
<b>1 Non-current assets</b>					
Property, Plant and Equipment and Intangible assets					
Property, Plant and Equipment			10,829	18,048	
Other non-current assets			1,09,45,301	1,06,67,846	
<b>2 Current assets</b>			1,09,56,130	1,06,85,894	
Inventories					
Trade receivables			11,27,16,386	11,36,89,075	
Cash and bank balances			5,76,00,909	5,79,84,381	
Short Term Loans and Advances			6,56,882	10,05,049	
			85,15,155	2,30,77,699	
			17,94,89,333	19,57,56,204	
			<b>19,04,45,462</b>	<b>20,64,42,098</b>	
Brief about the Entity		1			
Summary of significant accounting policies					
The accompanying notes are an integral part of the financial statements		2			

As per my report of even date

For KGM & Co

Chartered Accountants

Firm's Registration No.015353S

CA Pranay Mehta

M No : 233650

(Partner)

Place: Hyderabad

Date: 30/09/2025

UDIN: 25233650BMM1APM8196

For and on behalf of the Partners  
**MEHTA & MODI REALTY KOWKUR LLP**

SOHAM MODI  
DIN:00522546

ANAND MEHTA  
DIN:01314936



**M/s. MEHTA & MODI REALTY KOWKUR LLP**  
**LLP IN: AAN-2897**  
**Statement of Profit and Loss for the year ended 31st March 2025**

Particulars		Note	31 March 2025	31 March 2024	(Amount in Rs.)
I	Revenue from Operations	14	6,04,09,619	7,09,31,342	
II	Other Income	15	7,897	15,664	
<b>III</b>	<b>Total Income (I+II)</b>		<b>6,04,17,516</b>	<b>7,09,47,006</b>	
<b>IV</b>	<b>Expenses:</b>				
	Construction Cost Incurred	16	5,03,99,603	4,34,79,140	
	Changes in inventories	17	9,72,689	1,54,11,774	
	Employee benefits expense	18	15,02,302	18,31,696	
	Finance costs	19	-	2,34,744	
	Depreciation and amortization expense	8	7,219	12,032	
	Other expenses	20	52,08,996	90,72,101	
	<b>Total expenses</b>		<b>5,80,90,809</b>	<b>7,00,41,487</b>	
<b>VII</b>	<b>Profit before Tax (V-VI)</b>		<b>23,26,706</b>	<b>9,05,519</b>	
<b>VIII</b>	<b>Tax expense:</b>				
(a)	Current tax		7,30,000	2,90,000	
(b)	Income Tax earlier years		12,242	-	
			7,42,242	2,90,000	
<b>IX</b>	<b>Profit/(Loss) for the year (VII-VIII)</b>		<b>15,84,465</b>	<b>6,15,519</b>	
	Brief about the Entity	1			
	The accompanying notes are an integral part of the financial statements	2			

As per my report of even date

For KGM & Co

Chartered Accountants

Firm's Registration No.015353S



CA Pranay Mehta

M No : 233650

(Partner)

Place: Hyderabad

Date: 30/09/2025

UDIN: 25233650BMMAPM8196

For and on behalf of the Partners

MEHTA & MODI REALTY KOWKUR LLP



ANAND MEHTA

DIN:01314936



SOHAM MODI  
DIN:00522546

**M/s. MEHTA & MODI REALTY KOWKUR LLP**

**LLP IN: AAN-2897**

**Notes forming part of the Financial Statements for the year ended, 31st March, 2025**

**Note 1: Background of the Entity:**

The entity is a LLP concern. It is engaged in the business that of Real Estate Development other related service in relation to real estate business.

**Note 2: Notes forming part of Financial Statements:**

**1. Significant Accounting Policies**

**a. Basis of Preparation of Financial Statements:**

The financial statements have been prepared to comply in all material respects with the Indian Generally Accepted Accounting Principles (GAAP) including the accounting standards issued by The Institute of Chartered Accountants of India. The financial statements have been prepared on an accrual basis and under the historical cost convention. The financial statements are presented in Indian rupees rounded off to the nearest rupee.

The accounting policies adopted in the preparation of financial statements are consistent with those of previous

**b. Use of Estimates:**

The preparation of financial statements in conformity with Indian GAAP requires judgments, estimates and assumptions to be made that affect the reported amount of assets and liabilities, disclosure of contingent liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities which are recognized in the period in which the results are known/materialized.

**c. Revenue Recognition:**

Revenue from property development activity which are in substance similar to delivery of goods in recognized when all significant risks and rewards of ownership in the land and/or building are transferred to the customer and a reasonable expectation of collection of the sale consideration from the customer exists.

Revenue from these property development activities which have the same economic substance as that of a construction contract is recognized based on the 'Percentage of Completion method' (POC).

The revenue is recognized where the progress on the project has reached to a reasonable stage of 25% completion. The work percentage of work completion is determined with reference to the proportion of project cost incurred for work performed upto the balance sheet date bear to the estimated total cost of each project.

The estimated of cost and revenue are reviewed by management periodically and effect of any change in such estimates is recognized in the period in which such changes are determined.

Interest is recognized on a time proportion basis taking into account the amount outstanding and the applicable rate of interest.



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*M/s. Mehta & Modi*

**d. Fixed Assets:**

Fixed Assets are stated at historical cost net of tax / duty credit availed, if any. Cost comprises the cost of acquisition / construction and any cost attributable to bring the asset to its working condition for its intended use.

**e. Depreciation on Fixed Assets:**

Depreciation on Fixed assets is provided on W.D.V. method at the rates and in the manner specified under I.T. Act/Rule.

**f. Inventories:**

Inventories are valued at the lower of cost and net realizable value. The net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and estimated costs necessary to make the sale.

**g. Borrowing Costs:**

Towards Assets

Borrowing costs towards acquisition, construction or purchase of qualifying asset are capitalised. Further, general borrowings towards the same are capitalised on proportionate basis.

Towards Working Capital

Borrowing cost towards working capital is charged to revenue.

**h. Current and Non-Current Assets:**

All the assets / liabilities that are receivable / repayable within the Entities normal operating cycle of 12 months have been considered as 'Current'.

All the assets / liabilities that are receivable / repayable are more than the Entities normal operating cycle of 12 months have been considered as 'Non-Current'.

**i. Provisions, Contingent Liabilities & Assets:**

A provision is made based on a reliable estimate when it is probable that an outflow of resources embodying economic benefits will be required to settle an obligation. Contingent Liabilities, if material is disclosed by way of notes to accounts. Contingent assets are neither recognized nor disclosed in the financial statements



M/s. MEHTA & MODI REALTY KOWKUR LLP

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Notes forming part of the Financial Statements for the year ended, 31st March, 2025

Note - 3 Partners Contribution

Partners' Fixed Capital Account

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2024	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	(Amount in Rs.) As at 31st March 2025
1	MODI PROPERTIES PRIVATE LIMITED	50%	50,000	-	-	-	-	-	50,000
2	ANAND MEHTA	50%	50,000	-	-	-	-	-	50,000
			<b>1,00,000</b>						<b>1,00,000</b>
	<b>Previous Year (PY)</b>		<b>1,00,000</b>						<b>1,00,000</b>
									<b>1,00,000</b>

Partners Floating Capital Account

Sr. No.	Name of Partner	Share of profit/ (loss) (%)	As at 1st April 2024	Introduced/contributed during the year	Remuneration for the year	Interest for the year	Withdrawals during the year	Share of Profit / Loss for the year	(Amount in Rs.) As at 31st March 2025
1	MODI PROPERTIES PRIVATE LIMITED	50%	7,40,49,616	1,60,90,000	-	-	1,10,00,000	7,92,232	7,99,31,848
2	ANAND MEHTA	50%	74,34,269	93,00,000	-	-	90,00,000	7,92,232	85,26,501
			<b>8,14,83,884</b>	<b>2,53,90,000</b>			<b>2,00,00,000</b>	<b>15,84,465</b>	<b>8,84,58,349</b>
	<b>Previous Year (PY)</b>		<b>6,99,66,365</b>	<b>1,25,10,000</b>			<b>16,08,000</b>	<b>6,15,519</b>	<b>8,14,83,884</b>



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M/s. MEHTA & MODI REALTY KOWKUR LLP

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Notes forming part of the Financial Statements for the year ended, 31st March, 2025

		(Amount in Rs.)	
		31 March 2025	31 March 2024
<b>4</b>	<b>Long-term borrowings</b>		
(a)	<b>Secured</b>		
	<b>Term loans</b>		
	From Bajaj Housing Finance Ltd (Secured by first charge by way of equitable mortgagage of unsold units and UDS thereon belonging to LLP & hypothecation of receivables)	88,18,136	2,03,90,667
	<b>Total</b>	<b>88,18,136</b>	<b>2,03,90,667</b>
(b)	<b>Unsecured</b>		
	<b>Loans repayable on demand</b>		
	from other parties		15,40,500
	from Related Parties	65,97,760	14,59,607
	<b>Total (B)</b>	<b>65,97,760</b>	<b>30,00,107</b>
	<b>Total (A) + (B)</b>	<b>1,54,15,896</b>	<b>2,33,90,774</b>
<b>5</b>	<b>Trade payables</b>		
	Total outstanding dues of micro, small and medium enterprises		
	Total outstanding dues of creditors other than micro, small and medium enterprises	81,90,868	72,59,721
	<b>Total Trade payables</b>	<b>81,90,868</b>	<b>72,59,721</b>
<b>6</b>	<b>Other current liabilities</b>		
	Statutory dues payable	4,91,402	4,78,515
	Outstanding Expenses	1,11,050	82,675
	Salary/Incentives/Commission Payable	5,36,839	
	Advance From Customers	7,08,69,528	5,10,84,722
	Revenue pending Recognition	57,72,480	4,24,68,248
	<b>Total Other current liabilities</b>	<b>7,77,81,299</b>	<b>9,41,14,160</b>
<b>7</b>	<b>Short-term provisions</b>		
	Provision for Tax	31 March 2025	31 March 2024
	<b>Total Short Term Provisions</b>	<b>4,99,050</b>	<b>93,558</b>



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## Note 8 Property, Plant and Equipment

FY 2024-25

Sl.No.	Name of the Asset	WDV as on 01.04.2024	Additions Before 30.09.24	Additions After 30.09.24	Deductions	Total	Rate of Depreciation	Depreciation	W.D.V. C/f. 31.03.2025
1	Computers & Peripherals	18,048	-	-	-	18,048	40%	7,219	10,829
	<b>TOTAL</b>	<b>18,048</b>	-	-	-	<b>18,048</b>		<b>7,219</b>	<b>10,829</b>

FY 2023-24

Sl.No.	Name of the Asset	WDV as on 01.04.2023	Additions Before 30.09.23	Additions After 30.09.23	Deductions	Total	Rate of Depreciation	Depreciation	W.D.V. C/f. 31.03.2024
1	Computers & Peripherals	30,080	-	-	-	30,080	40%	12,032	18,048
	<b>TOTAL</b>	<b>30,080</b>	-	-	-	<b>30,080</b>		<b>12,032</b>	<b>18,048</b>



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**M/s. MEHTA & MODI REALTY KOWKUR LLP**

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**Notes forming part of the Financial Statements for the year ended, 31st March, 2025**

		(Amount in Rs.)	
		31 March 2025	31 March 2024
<b>9</b>	<b>Other non-current assets</b>		
	Deposits with Landlord	1,03,15,000	1,03,15,000
	TSSPDCL Deposit	96,846	96,846
	Rera Deposit	2,99,455	-
	Other deposits	2,34,000	2,56,000
	<b>Total other non-current other assets</b>	<b>1,09,45,301</b>	<b>1,06,67,846</b>
<b>10</b>	<b>Inventories</b>		
	Opening Work-in-Progress	31 March 2025	31 March 2024
	Add: Construction Cost incurred during the Year	11,36,89,075	12,91,00,849
	Less: Cost Recognized as per POCM	5,03,99,603	4,34,79,140
	<b>Total Closing Work-in-Progress</b>	<b>(5,13,72,292)</b>	<b>(5,88,90,914)</b>
		<b>11,27,16,386</b>	<b>11,36,89,075</b>
<b>11</b>	<b>Trade receivables</b>		
	Outstanding for a period less than 6 months from the date they are due for receipt	-	-
	Secured Considered good	-	-
	Unsecured Considered good	5,76,00,909	5,79,84,381
	Doubtful	-	-
	<b>Total Trade receivables</b>	<b>5,76,00,909</b>	<b>5,79,84,381</b>
<b>12</b>	<b>Cash and Bank Balances</b>		
	Balances with banks	31 March 2025	31 March 2024
	Cash on hand	5,51,623	8,92,809
	<b>Total Cash and bank balances</b>	<b>1,05,259</b>	<b>1,12,240</b>
		<b>6,56,882</b>	<b>10,05,049</b>
<b>13</b>	<b>Short Term Loans and Advances</b>		
	Advance For Expenses	31 March 2025	31 March 2024
	Advance To Contractors	20,000	-
	Advance To Staff	55,04,207	2,11,63,605
	Advance To Suppliers	46,000	2,01,571
	Others	8,07,382	3,67,365
	<b>Total Short Term Loans and Advances</b>	<b>21,37,566</b>	<b>13,45,158</b>
		<b>85,15,155</b>	<b>2,30,77,699</b>



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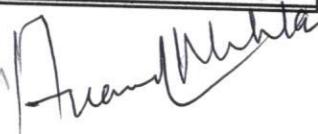
M/s. MEHTA & MODI REALTY KOWKUR LLP

LLP IN: AAN-2897

Notes forming part of the Financial Statements for the year ended, 31st March, 2025

		(Amount in Rs.)	
		31 March 2025	31 March 2024
<b>14</b>	<b>Revenue from Operations</b>		
	Revenue Recognised as per POCM	6,04,05,019	7,05,59,914
	Other Operating Revenue	4,600	3,71,428
	<b>Total Revenue from Operations</b>	<b>6,04,09,619</b>	<b>7,09,31,342</b>
<b>15</b>	<b>Other income</b>		
	Interest on IT refund	-	6,976
	Interest on unsecured loan	7,897	8,688
	<b>Total other income</b>	<b>7,897</b>	<b>15,664</b>
<b>16</b>	<b>Construction Cost Incurred</b>		
	Construction Material Dealers	1,06,99,174	1,12,86,431
	Labour Services	2,72,68,590	1,85,59,443
	Other Direct Expenses	1,24,31,838	1,36,33,266
	<b>Total Construction Cost Incurred</b>	<b>5,03,99,603</b>	<b>4,34,79,140</b>
<b>17</b>	<b>Changes in inventories</b>		
	Opening Work-in-Progress	1,90,82,364	3,44,94,138
	Add: Construction Cost incurred during the Year	5,03,99,603	4,34,79,140
	Less: Cost Recognized as per POCM	(5,13,72,292)	(5,88,90,914)
	Closing Work-in-Progress	1,81,09,675	1,90,82,364
	<b>Total Changes in inventories of work-in-progress</b>	<b>9,72,689</b>	<b>1,54,11,774</b>
<b>18</b>	<b>Employee benefits expense</b>		
	Salaries, wages, bonus and other allowances	13,62,549	15,28,761
	Contribution to provident and other funds	1,08,219	1,79,910
	Staff welfare expenses	31,534	1,23,025
	<b>Total Employee benefits expense</b>	<b>15,02,302</b>	<b>18,31,696</b>
<b>19</b>	<b>Finance costs</b>		
	Interest expense	-	2,34,322
	Bank Charges	-	422
	<b>Total Finance cost</b>	<b>-</b>	<b>2,34,744</b>



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**M/s. MEHTA & MODI REALTY KOWKUR LLP**  
**LLP IN: AAN-2897**  
**Notes forming part of the Financial Statements for the year ended, 31st March, 2025**

20	<b>Other Expenses</b>	<b>31 March 2025</b>	<b>31 March 2024</b>
		31 March 2025	31 March 2024
	Admin Expenses	7,82,931	22,83,775
	Audit Fee	40,000	57,359
	Automobile & Hire Charges	-	1,19,243
	Balance Written off	-	6,233
	Marketing expenses	20,01,009	34,03,348
	Customer Relation	86,150	5,40,890
	Fees & Charges	8,560	-
	Firm Professional Tax	-	2,500
	Legal and professional charges	19,10,205	8,03,014
	Maintenance expenses	27,000	-
	Miscellaneous expenses	38	8,990
	News Paper & Periodicals	2,700	16,118
	Penalty,interest & latefees	1,499	481
	Postage & Courier	-	150
	Printing and stationery	1,01,312	28,888
	Project Management	-	3,75,288
	Quality Control	-	1,00,271
	Rent & Amenity Charges	-	72,320
	Repairs & Maintenance-Automobiles	1,26,000	7,678
	Rounded Off	5,526	15
	Sales & Marketing-Brokerage	-	12,45,540
	<b>Total Other Expenses</b>	<b>1,16,066</b>	<b>90,72,101</b>
		<b>52,08,996</b>	



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