

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	AAEFM1459R		
Name	MODI REALTY MALLAPUR LLP		
Address	5-4-187/3 AND 4, SOHAM MANSION 2ND FLOOR, M G ROAD, RANIGUNJ, 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	642847131251125

Taxable Income and Tax Details	Current Year business loss, if any	1	0
	Total Income	1A	1,60,06,030
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	1,60,06,030
	Net tax payable	4	55,93,147
	Interest and Fee Payable	5	6,46,251
	Total tax, interest and Fee payable	6	62,39,398
	Taxes Paid	7	62,39,398
	(+) 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

This return has been digitally signed by SOHAM SATISH MODI in the capacity of Principal Officer having PAN ABMPM6725H from IP address 106.222.231.134 on 25-Nov-2025
19:13:00 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 Code

AAEFM1459R0564284713125112524ae1a1e60139d86fb8de95ed21193557f18b8a7

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Acknowledgement Receipt of Income Tax Forms

(Other Than Income Tax Return)



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

e-Filing Acknowledgement Number / Quarterly Statement Receipt Number
294373700271025

Date of e-Filing
27-Oct-2025

Name	: MODI REALTY MALLAPUR LLP
PAN/TAN	: AAEFM1459R
Address	: 5-4-187/3 AND 4, SOHAM MANSION 2ND FLOOR, M G ROAD, RANIGUNJ, HYDERABAD, Secunderabad, Secunderabad H.O, Telangana, 500003
Form No.	: Form 3CA-3CD
Form Description	: Audit report under section 44AB of the Income-tax Act, 1961, in a case where the accounts of the business or profession of a person have been audited under any other law
Assessment Year	: 2025-26
Financial Year	: -
Month	: -
Quarter	: -
Filing Type	: Original
Capacity	: Chartered Accountant
Verified By	: 233650

(This is a computer generated Acknowledgement Receipt and needs no signature)

FORM 3CA [See rule 6G(1)(a)]

Audit report under section 44AB of the Income-tax Act, 1961 in a case where the accounts of the business or profession of a person have been audited under any other law

1. We report that the statutory audit of

Name	MODI REALTY MALLPUR LLP
Address	5-4-187/3 AND 4, SOHAM MANSION 2ND FLOOR , M G ROAD, RANIGUNJ , Secunderabad H.O , Secunderabad , HYDERABAD , 36-Telangana , 91-India , Pincode - 500003
PAN	AAEFM1459R
Aadhaar Number of the assessee, if available	

was conducted by m/s KGM AND CO in pursuance of the provisions of the **Limited Liability Partnership Act, 2008**.and We annex hereto a copy of our audit report dated **28-Sep-2025** along with a copy each of

- the audited **profit and loss account** for the period beginning from **01-Apr-2024** to ending on **31-Mar-2025**
- the audited **balance sheet** as at **31-Mar-2025** ; and
- documents declared by the said Act to be part of, or annexed to, the **profit and loss account** and **balance sheet**.

2. The statement of particulars required to be furnished under section 44AB is annexed herewith in Form No. 3CD.

3. In our opinion and to the best of our information and according to examination of books of account including other relevant documents and explanations given to us the particulars given in the said Form No. 3CD are true and correct subject to the following observations/qualifications, if any

Sl. No.	Qualification Type	Observations/Qualifications
1	Others	Full details as required by clause 44 is not separately maintained by the assessee. Further, the standard accounting software used by the assessee is not configured to generate reports on information asked for under this clause. In the absence of availability of the full details/reports, the details of expenditure incurred on which the assessee has claimed input under GST is only furnished.
2	Records produced for verification of payments through account payee cheque were not sufficient	The cheque instruments are not in the possession of the assessee. Thus whether the payments relating to expenditure covered under section 40A(3) were made by an account payee cheque drawn on a bank or account payee draft, as the case may be could not be verified. However a certificate has been obtained from the assessee regarding payments relating to any expenditure covered under section 40A(3) that payments were made by account payee draft as the case may be.
3	Others	Expenses not supported by external evidences as taken as certified and authenticated by the management.
4	Creditors under Micro, Small and Medium Enterprises Development Act, 2006 are not ascertainable	Assessee has not received any intimation from suppliers w.r.t their MSME registration.
5	Records produced for verification of payments through account payee cheque were not sufficient	The assessee has not maintained copies of cheques to verify compliance with Section 269SS/269T. However, the payments have been made through banking channels, and based on the assessee's representation, it is believed that such payments were made through account payee cheques.

Accountant Details

Name	PRANAY MEHTA
Membership Number	233650
FRN(Firm Registration Number)	0015353S
Address	5-4-187/3 AND 4 1ST FLOOR SOHAM MANSION , M G ROADSECUNDERABAD . Secunderabad H.O , Secunderabad , HYDERABAD , 36-Telangana , 91-India , Pincode - 500003

Date of signing Tax Audit Report	28-Oct-2025
Place	Ranigunj
Date	28-Oct-2025

This form has been digitally signed by PRANAY MEHTA having PAN AYEP8326R from IP Address IpAddress on 27/10/2025 06:53:50 PM Dsc Sl.No and issuer 149452491235CN=Capricorn Sub CA for Individual DSC 2022,C=IN,O=Capricorn Identity Services Pvt Ltd.,OU=Certifying Authority

FORM 3CD [See rule 6G(2)]

Statement of particulars required to be furnished under section 44AB of the Income-tax Act, 1961

PART - A

1. Name of the Assessee	MODI REALTY MALLAPUR LLP	
2. Address of the Assessee	5-4-187/3 AND 4, SOHAM MANSION 2ND FLOOR , M G ROAD, RANIGUNJ , Secunderabad H.O , Secunderabad , HYDERABAD , 36-Telangana , 91-India , Pincode - 500003	
3. Permanent Account Number (PAN)	AAEFM1459R	
Aadhaar Number of the assessee, if available		
4. Whether the assessee is liable to pay indirect tax like excise duty, service tax, sales tax, goods and services tax, customs duty, etc. if yes, please furnish the registration number or, GST number or any other identification number allotted for the same ?		
Sl. No.	Type	Registration /Identification Number
1	Goods and Services Tax 36-Telangana	36AAEFM1459R1ZP
5. Status	Limited Liability Partnership	
6. Previous year	01-Apr-2024 to 31-Mar-2025	
7. Assessment year	2025-26	

8. Indicate the relevant clause of section 44AB under which the audit has been conducted	
Sl. No.	Relevant clause of section 44AB under which the audit has been conducted
1	Third Proviso to sec 44AB : Audited under any other law
8(a). Whether the assessee has opted for taxation under section 115BA / 115BAA / 115BAB / 115BAC(1A) / 115BAD / 115BAE ?	
Section under which option exercised	

PART - B

9.(a). If firm or Association of Persons, indicate names of partners/members and their profit sharing ratios. In case of AOP, whether shares of members are indeterminate or unknown?						
Sl. No.	Name	Profit Sharing Ratio (%)				
1	MODI PROPERTIES PVT LTD	50				
2	ANAND SURESH MEHTA	50				
(b). If there is any change in the partners or members or in their profit sharing ratio since the last date of the preceding year, the particulars of such change ?		No				
Sl. No.	Date of change	Name of Partner/Member	Type of change	Old profit sharing ratio (%)	New profit Sharing Ratio (%)	Remarks
No records added						

10.(a). Nature of business or profession (if more than one business or profession is carried on during the previous year, nature of every business or profession).				
Sl. No.	Sector	Sub Sector	Code	
1	REAL ESTATE AND RENTING SERVICES	Purchase, sale and letting of leased buildings (residential and non-residential)	07001	
(b). If there is any change in the nature of business or profession, the particulars of such change ?		No		
Sl. No.	Business	Sector	Sub Sector	Code
No records added				

11.(a). Whether books of accounts are prescribed under section 44AA, if yes, list of books so prescribed ?

No

Sl. No.	Books prescribed
No records added	

(b). List of books of account maintained and the address at which the books of accounts are kept. (In case books of account are maintained in a computer system, mention the books of account generated by such computer system. If the books of accounts are not kept at one location, please furnish the addresses of locations along with the details of books of accounts maintained at each location.)

Sl. No.	Books maintained	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
1	Cash Book	5-4-187/3 & 4	SOHAM MANSION, M.G. ROAD, Hyderabad, Secunderabad	HYDERABAD	500003	91-India	36-Telangana
2	Bank Book	5-4-187/3 & 4	SOHAM MANSION, M.G. ROAD, Hyderabad, Secunderabad	HYDERABAD	500003	91-India	36-Telangana
3	General Leger	5-4-187/3 & 4	SOHAM MANSION, M.G. ROAD, Hyderabad, Secunderabad	HYDERABAD	500003	91-India	36-Telangana
4	Journal register	5-4-187/3 & 4	SOHAM MANSION, M.G. ROAD, Hyderabad, Secunderabad	HYDERABAD	500003	91-India	36-Telangana

(c). List of books of account and nature of relevant documents examined.

Sl. No.	Books examined
1	Cash Book
2	Bank Book
3	General Leger
4	Journal register
5	Bank Statements
6	Bills and Vouchers Verified Randomly

12. Whether the profit and loss account includes any profits and gains assessable on presumptive basis, if yes, indicate the amount and the relevant section (44AD, 44ADA, 44AE, 44AF, 44B, 44BB, 44BBA, 44BBB, 44BBC, Chapter XII-G, First Schedule or any other relevant section.) ?

No

Sl. No.	Section	Amount
No records added		

13.(a). Method of accounting employed in the previous year.

Mercantile system

(b). Whether there had been any change in the method of accounting employed vis-a-vis the method employed in the immediately preceding previous year ?	No
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(c). If answer to (b) above is in the affirmative, give details of such change , and the effect thereof on the profit or loss ?

Sl. No.	Particulars	Increase in profit	Decrease in profit
No records added			

(d). Whether any adjustment is required to be made to the profits or loss for complying with the provisions of income computation and disclosure standards notified under section 145(2) ?

No

(e). If answer to (d) above is in the affirmative, give details of such adjustments:	
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Sl. No.	ICDS	Increase in profit	Decrease in profit	Net effect
No records added				

(f). Disclosure as per ICDS:

Sl. No.	ICDS	Disclosure
1	ICDS I - Accounting Policies	As per Notes to accounts - 2 forming part of Financial Statements
2	ICDS II - Valuation of Inventories	As per Notes to accounts - 2 forming part of Financial Statements
3	ICDS III - Construction Contracts	As per Notes to accounts - 2 forming part of Financial Statements
4	ICDS IV - Revenue Recognition	As per Notes to accounts - 2 forming part of Financial Statements
5	ICDS V - Tangible Fixed Assets	As per Notes to accounts - 2 forming part of Financial Statements
6	ICDS VII - Governments Grants	NA
7	ICDS IX - Borrowing Costs	As per Notes to accounts - 2 forming part of Financial Statements
8	ICDS X - Provisions, Contingent Liabilities and Contingent Assets	As per Notes to accounts - 2 forming part of Financial Statements
9	ICDS VI - Changes in Foreign Exchange Rates	NA
10	ICDS VIII - Securities	NA

14.(a). Method of valuation of closing stock employed in the previous year

Lower of Cost or Market Rate

(b). In case of deviation from the method of valuation prescribed under section 145A, and the effect thereof on the profit or loss, please furnish:

No

Sl. No.	Particulars	Increase in profit	Decrease in profit
		No records added	

15. Give the following particulars of the capital asset converted into stock-in-trade

Sl. No.	Description of capital asset (a)	Date of acquisition (b)	Cost of acquisition (c)	Amount at which the asset is converted into stock-in trade (d)
			No records added	

16. Amounts not credited to the profit and loss account, being, -

(a). The items falling within the scope of section 28;

Sl. No.	Description	Amount
	No records added	

(b). The proforma credits, drawbacks, refunds of duty of customs or excise or service tax, or refunds of sales tax or value added tax or Goods & Services Tax, where such credits, drawbacks or refunds are admitted as due by the authorities concerned;

Sl. No.	Description	Amount
	No records added	

(c). Escalation claims accepted during the previous year;

Sl. No.	Description	Amount
	No records added	

(d). any other item of income;

Sl. No.	Description	Amount
		₹ 0

(e). Capital receipt, if any.

Sl. No.	Description	Amount
No records added		

17. Where any land or building or both is transferred during the previous year for a consideration less than value adopted or assessed or assessable by any authority of a State Government referred to in section 43CA or 50C, please furnish:

Sl. No.	Details of property	Address of Property					Consideration received or accrued	Value adopted or assessed or assessable	Whether provisions of second proviso to sub-section (1) of section 43CA or fourth proviso to clause (x) of sub-section (2) of section 56 applicable ?
		Address Line 1	Address Line 2	City Or Town Or District	Zip Code /Pin Code	Country	State		
No records added									

18. Particulars of depreciation allowable as per the Income-tax Act, 1961 in respect of each asset or block of assets, as the case may be, in the following form:-

Sl. No.	Method of Depreciation	Description of the Block of Assets/Class of Assets	Rate of Depreciation (%)	Opening WDV/Actual	Adjustment made to the written down value under section 115BAA(3)(ii) 50AC(3)(ii)15B AD(C) (To be filled in only for assessment year 2020-21, 2021-22 and 2024-25 only, as applicable)	Adjustment made to the written down value of Intangible asset due to excluding value of goodwill of a business or profession	Adjusted written down value(A)	Purchase Value	Total Value of Purchases (B)	Deductions (C)	Other Adjustments	Depreciation Allowable (D)	Written Down Value at the end of the year(A+B-C-D)
1	WDV	Furnitures & Fittings @ 10%	10	₹39,385	₹0	₹0	₹39,385	₹0	₹0	₹0	₹0	₹3,939	₹ 35,446
2	WDV	Plant and Machinery @ 15%	15	₹30,25,953	₹0	₹0	₹30,25,953	₹0	₹0	₹0	₹0	₹4,53,883	₹ 25,72,050
3	WDV	Plant and Machinery @ 40%	40	₹27,383	₹0	₹0	₹27,383	₹0	₹0	₹0	₹0	₹10,952	₹ 16,430

19. Amount admissible under section-

Sl. No.	Section	Amount debited to profit and loss account	Amounts admissible as per the provisions of the Income-tax Act, 1961 and also fulfils the conditions, if any specified under the relevant provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc., issued in this behalf.
No records added			

20. (a) Any sum paid to an employee as bonus or commission for services rendered, where such sum was otherwise payable to him as profits or dividend. [Section 36(1)(ii)]

Sl. No.	Description	Amount
1	Nil	₹ 0

(b) Details of contributions received from employees for various funds as referred to in section 36(1)(va):

Sl. No.	Nature of fund	Sum received from employees	Due date for payment	The actual amount paid	The actual date of payment to the concerned authorities
1	Any fund setup under the provisions of ESI Act, 1948	₹ 561	15-May-2024	₹ 561	12-May-2024
2	Any fund setup under the provisions of ESI Act, 1948	₹ 743	15-Jun-2024	₹ 743	09-Jun-2024
3	Any fund setup under the provisions of ESI Act, 1948	₹ 824	15-Jul-2024	₹ 824	14-Jul-2024
4	Any fund setup under the provisions of ESI Act, 1948	₹ 831	15-Aug-2024	₹ 831	14-Aug-2024
5	Any fund setup under the provisions of ESI Act, 1948	₹ 776	15-Sep-2024	₹ 776	12-Sep-2024

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6	Any fund setup under the provisions of ESI Act, 1948	₹ 799	15-Oct-2024	₹ 799	15-Oct-2024
7	Any fund setup under the provisions of ESI Act, 1948	₹ 305	15-Nov-2024	₹ 305	09-Nov-2024
8	Any fund setup under the provisions of ESI Act, 1948	₹ 299	15-Dec-2024	₹ 299	15-Dec-2024
9	Any fund setup under the provisions of ESI Act, 1948	₹ 294	15-Jan-2025	₹ 294	09-Jan-2025
10	Any fund setup under the provisions of ESI Act, 1948	₹ 436	15-Feb-2025	₹ 436	09-Feb-2025
11	Any fund setup under the provisions of ESI Act, 1948	₹ 577	15-Mar-2025	₹ 577	08-Mar-2025
12	Any fund setup under the provisions of ESI Act, 1948	₹ 603	15-Apr-2025	₹ 603	10-Apr-2025
13	Provident Fund	₹ 24,140	15-May-2024	₹ 24,140	12-May-2024
14	Provident Fund	₹ 22,606	15-Jun-2024	₹ 22,606	09-Jun-2024
15	Provident Fund	₹ 23,127	15-Jul-2024	₹ 23,127	13-Jul-2024
16	Provident Fund	₹ 21,389	15-Aug-2024	₹ 21,389	12-Aug-2024
17	Provident Fund	₹ 21,199	15-Sep-2024	₹ 21,199	13-Sep-2024
18	Provident Fund	₹ 19,787	15-Oct-2024	₹ 19,787	15-Oct-2024
19	Provident Fund	₹ 21,114	15-Nov-2024	₹ 21,114	12-Nov-2024
20	Provident Fund	₹ 18,623	15-Dec-2024	₹ 18,623	13-Dec-2024

please note: Post filing, the complete records will be available for download as a separate file in the download section.

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21.(a). Please furnish the details of amounts debited to the profit and loss account, Being in the nature of capital, personal, advertisement expenditure etc.

Capital expenditure

Sl. No.	Particulars	Amount
No records added		

Personal expenditure

Sl. No.	Particulars	Amount
No records added		

Advertisement expenditure in any souvenir, brochure, tract, pamphlet or the like published by a political party

Sl. No.	Particulars	Amount
No records added		

Expenditure incurred at clubs being entrance fees and subscriptions

Sl. No.	Particulars	Amount
No records added		

Expenditure incurred at clubs being cost for club services and facilities used.

Sl. No.	Particulars	Amount
No records added		

Expenditure for any purpose which is an offence or is prohibited by law or expenditure by way of penalty or fine for violation of any law (enacted in India or outside India)

Sl. No.	Particulars	Amount
No records added		

Acknowledgement Number:294373700271025

Expenditure by way of any other penalty or fine not covered above

Sl. No.	Particulars	Amount
	No records added	

Expenditure incurred to compound an offence under any law for the time being in force, in India or outside India.

Sl. No.	Particulars	Amount
	No records added	

Expenditure incurred to provide any benefit or perquisite, in whatever form, to a person, whether or not carrying on a business or exercising a profession, and acceptance of such benefit or perquisite by such person is in violation of any law or rule or regulation or guideline, as the case may be, for the time being in force, governing the conduct of such person

Sl. No.	Particulars	Amount
	No records added	

Expenditure incurred to settle proceedings initiated in relation to contravention under such law as notified by the Central Government in the Official Gazette in this behalf

Sl. No.	Particulars	Amount
	No records added	

(b). Amounts inadmissible under section 40(a);

i. as payment to non-resident referred to in sub-clause (i)

A. Details of payment on which tax is not deducted:

SL No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
1	31-Dec-2024	₹1,51,744	Gift	Abhijit Goswami	AM/FPG772B		Flat no C-553, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
2	31-May-2025	₹1,49,573	Gift	Vivek Raja	AHDPV7149R		Flat no G-105, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
3	12-Apr-2024	₹71,359	Gift	Prashanth Vavaliya	ANTPP0660K		Flat no A-301, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
4	12-Apr-2024	₹71,359	Gift	Vasudev Sharma	AALPV0106H		Flat no C-501, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
5	26-Apr-2024	₹36,990	Gift	Vasudev Sharma	AALPV0106H		Flat no C-501, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
6	26-Apr-2024	₹36,990	Gift	Vasudev Sharma	AALPV0106H		Flat no C-603, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
7	06-May-2024	₹1,09,515	Gift	Uday Kumar	BSUPK3881Q		Flat no C-105, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
8	31-May-2024	₹1,10,625	Gift	Uday Kumar	BSUPK3881Q		Flat no C-105, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
9	12-Jun-2024	₹72,427	Gift	Uday Kumar	BSUPK3881Q		Flat no C-105, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
10	02-Dec-2024	₹77,282	Gift	MRK Prasad	AQGP42912P		Flat no C-106, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
11	11-Dec-2024	₹76,699	Gift	MRK Prasad	AQGP42912P		Flat no C-106, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
12	13-Dec-2024	₹61,883	Gift	MRK Prasad	AQGP42912P		Flat no C-106, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
13	13-Dec-2024	₹61,883	Gift	Pothiah	CPQPS222F		Flat no A-508, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
14	13-Dec-2024	₹61,883	Gift	Shakeel Gordy	DSBPS5442A		Flat no A-108, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
15	13-Dec-2024	₹61,883	Gift	Shiva Kumar	GFTPS2301G		Flat no B-405, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
16	13-Dec-2024	₹61,883	Gift	Shivaji Kadam	BAOPK1877L		Flat no G-307, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
17	31-Dec-2024	₹36,544	Gift	Shenkar Rao	ACAPJ3152G		Flat no B-103, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana
18	31-Dec-2024	₹38,544	Gift	Shivaji Kadam	BAOPK1877L		Flat no G-307, Guimohar Residency, Mallapur, Hyderabad-500076		Hyderabad	500076	91-India	36-Telangana

B. Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount of tax deducted
							No records added						

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ii. as payment referred to in sub-clause (ia)

A. Details of payment on which tax is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
No records added												

B. Details of payment on which tax has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount of tax deducted	Amount deposited out of "Amount of tax deducted"
No records added														

iii. as payment referred to in sub-clause (ib)

A. Details of payment on which levy is not deducted:

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
No records added												

B. Details of payment on which levy has been deducted but has not been paid on or before the due date specified in sub-section (1) of section 139.

Sl. No.	Date of payment	Amount of payment	Nature of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount of levy deducted	Amount deposited out of "Amount of Levy deducted"
No records added														

iv. Fringe benefit tax under sub-clause (ic) ₹ 0

v. Wealth tax under sub-clause (iia) ₹ 0

vi. Royalty, license fee, service fee etc. under sub-clause (iib) ₹ 0

vii. Salary payable outside India/to a non resident without TDS etc. under sub-clause (iii)

Sl. No.	Date of payment	Amount of payment	Name of the payee	Permanent Account Number of the payee,if available	Aadhaar Number of the payee, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State
No records added											

viii. Payment to PF /other fund etc. under sub-clause (iv) ₹ 0

ix. Tax paid by employer for perquisites under sub-clause (v) ₹ 0

(c). Amounts debited to profit and loss account being, interest, salary, bonus, commission or remuneration inadmissible under section 40(b)/40(ba) and computation thereof;

Sl. No.	Particulars	Section	Amount debited to P/L A/C	Amount admissible	Amount inadmissible	Remarks
No records added						

(d). Disallowance/deemed income under section 40A(3):

A. On the basis of the examination of books of account and other relevant documents/evidence, whether the expenditure covered under section 40A(3) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details ? Yes

Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
No records added						

B. On the basis of the examination of books of account and other relevant documents/evidence, whether payment referred to in section 40A(3A) read with rule 6DD were made by account payee cheque drawn on a bank or account payee bank draft. If not, please furnish the details of amount deemed to be the profits and gains of business or profession under section 40A(3A) ? Yes

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Sl. No.	Date of Payment	Nature of Payment	Amount	Name of the payee	Permanent Account Number of the payee, if available	Aadhaar Number of the payee, if available
No records added						

(e). Provision for payment of gratuity not allowable under section 40A(7);	₹ 0
(f). Any sum paid by the assessee as an employer not allowable under section 40A(9);	₹ 0
(g). Particulars of any liability of a contingent nature;	₹ 0

Sl. No.	Nature of Liability	Amount
1	Nil	₹ 0

(h). Amount of deduction inadmissible in terms of section 14A in respect of the expenditure incurred in relation to income which does not form part of the total income;	₹ 0
--	-----

Sl. No.	Particulars	Amount
1	Nil	₹ 0

(i). Amount inadmissible under the proviso to section 36(1)(iii).	₹ 0
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22. (i) Amount of interest inadmissible under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act)	₹ 0
(ii) Total amount required to be paid to a micro or small enterprise, as referred to in section 15 of the MSMED Act, during the previous year	₹ 0
(iii) Of amount referred to in (ii) above, amount	₹ 0
(a) paid up to time given under section 15 of the MSMED Act	₹ 0
(b) not paid up to time given under section 15 of the MSMED Act and inadmissible for the previous year	₹ 0

23. Particulars of any payments made to persons specified under section 40A(2)(b).	
--	--

Sl. No.	Name of Related Person	PAN of Related Person	Aadhaar Number of the related person, if available	Relation	Nature of Transaction	Payment Made
1	SUP-Modi Housing Pvt Ltd- Trading A/c	AADCM5906D		Enterprises with same management	Purchases of Goods	₹ 2,47,60,116
2	SUP-Mehta Propoperty Online Private Limited	AAKCM3777H		Enterprises with same management	Online Marketing	₹ 15,660
3	SP-Modi Housing Pvt Ltd- Services	AADCM5906D		Enterprises with same management	Admin services & Other services	₹ 10,08,930
4	SP-Modi Properties Pvt Ltd	AABCM4761E		Enterprises with same management	Admin services & Other services	₹ 83,97,859
5	SP-Modi Properties Pvt Ltd- Services	AABCM4761E		Enterprises with same management	Admin services & Other services	₹ 63,47,620
6	SP-Soham Modi HUF	AABHM4927R		Enterprises with same management	Registration charges	₹ 12,462

24. Amounts deemed to be profits and gains under section 32AC or 32AD or 33AB or 33AC or 33ABA.	
---	--

Sl. No.	Section	Description	Amount
		No records added	

25. Any Amount of profit chargeable to tax under section 41 and computation thereof.	
--	--

Sl. No.	Name of person	Amount of Income credited to Profit and Loss account	Amount of Income not credited to Profit and Loss account	Total Amount of income	Section	Description of Transaction	Computation if any
No records added							

26.i. In respect of any sum referred to in clause section 43B, the liability for which:

A. pre-existed on the first day of the previous year but was not allowable in the assessment of any preceding previous year and was

a. paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
			₹ 0

b. not paid during the previous year;

Sl. No.	Section	Nature of liability	Amount
			₹ 0

B. was incurred in the previous year and for clauses other than clause (h) of section 43B was

a. paid on or before the due date for furnishing the return of income of the previous year under section 139(1):

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(b)-provident/superannuation/gratuity/other fund	ESI Payable	₹ 3,214
2	Sec 43B(b)-provident/superannuation/gratuity/other fund	PF Payable	₹ 35,644
3	Sec 43B(a)- tax,duty,cess,fee etc	GST Payable	₹ 5,57,408
4	Sec 43B(a)- tax,duty,cess,fee etc	Professional Tax Payable	₹ 2,300

b. not paid on or before the aforesaid date.

Sl. No.	Section	Nature of liability	Amount
1	Sec 43B(a)- tax,duty,cess,fee etc	Professional Tax	₹ 2,300

State whether sales tax,goods & services Tax, customs duty, excise duty or any other indirect tax,levy,cess,impost etc.is passed through the profit and loss account ?

No

27.a. Amount of Central Value Added Tax Credits/ Input Tax Credit(ITC) availed of or utilised during the previous year and its treatment in profit and loss account and treatment of outstanding Central Value Added Tax Credits/Input Tax Credit(ITC) in accounts.

No

CENVAT /ITC	Amount	Treatment in Profit & Loss/Accounts
Opening Balance	₹ 0	
Credit Availed	₹ 0	
Credit Utilized	₹ 0	
Closing /Outstanding Balance	₹ 0	

b. Particulars of income or expenditure of prior period credited or debited to the profit and loss account.

Sl. No.	Type	Particulars	Amount	Prior period to which it relates (Year in yyyy-yy format)
No records added				

Clause 28 to omitted from AY 2025-26 and onwards

29. Whether during the previous year the assessee received any consideration for issue of shares which exceeds the fair market value of the shares as referred to in section 56(2) (viib) ?

(Applicable till AY 2024-25)

Please furnish the details of the same

Sl. No.	Name of the person from whom consideration received for issue of shares	PAN of the person, if available	Aadhaar Number of the payee, if available	No. of shares issued	Amount of consideration received	Fair Market value of the shares
No records added						

A.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (ix) of sub-section (2) of section 56 ?

No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
No records added		

B.a. Whether any amount is to be included as income chargeable under the head 'income from other sources' as referred to in clause (x) of sub-section (2) of section 56 ?

No

b. Please furnish the following details:

Sl. No.	Nature of income	Amount
No records added		

30. Details of any amount borrowed on hundi or any amount due thereon (including interest on the amount borrowed) repaid, otherwise than through an account payee cheque. [Section 69D]

No

Sl. No.	Name of the person from whom amount borrowed or repaid on hundi	PAN of the person, if available	Aadhaar Number of the person, if available	Address Line 1	Address Line 2	City Or Town Or District	Zip Code / Pin Code	Country	State	Amount borrowed	Date of borrowing	Amount due including interest	Amount repaid	Date of Repayment
No records added														

A.a. Whether Primary adjustment to transfer price, as referred to in sub-section (1) of section 92CE, has been made during the previous year ?

No

b. Please furnish the following details:

Sl. No.	Under which clause of sub-section (1) of section 92CE primary adjustment is made ?	Amount (in Rs.) of primary adjustment	Whether the excess money available with the associated enterprise is required to be repatriated to India as per the provisions of sub-section (2) of section 92CE ?	If yes, whether the excess money has been repatriated within the prescribed time ?	If no, the amount (in Rs.) of imputed interest income on such excess money which has not been repatriated within the prescribed time	Expected date of repatriation of money
No records added						

B.a. Whether the assessee has incurred expenditure during the previous year by way of interest or of similar nature exceeding one crore rupees as referred to in sub-section (1) of section 94B ?

No

b. Please furnish the following details

Sl. No.	Amount of expenditure by way of interest or of similar nature incurred(i)	Earnings before interest, tax, depreciation and amortization (EBITDA) during the previous year(ii)	Amount of expenditure by way of interest or of similar nature as per (i) above which exceeds 30% of EBITDA as per (ii) above.(iii)	Details of interest expenditure brought forward as per sub-section (4) of section 94B.(iv)	Details of interest expenditure carried forward as per sub-section (4) of section 94B.(v)	Assessment Year	Amount	Assessment Year	Amount
No records added									

C.a. Whether the assessee has entered into an impermissible avoidance arrangement, as referred to in section 96, during the previous year ?

No

b. Please furnish the following details

Sl. No.	Nature of the impermissible avoidance arrangement		Amount of tax benefit in the previous year arising, in aggregate, to all the parties to the arrangement						
No records added									

31.a. Particulars of each loan or deposit in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-

Sl. No.	i) Name of the lender or depositor	ii) Address of the lender or depositor	iii(a) Permanent Account Number (if available with the assessee) of the lender or depositor	iii(b) Aadhaar Number of the lender or depositor, if available	iv) Amount of each loan or deposit taken or accepted	v) Whether the loan/deposit was squared up during the previous year ?	vi) Maximum amount outstanding in the account at any time during the previous year	vii) Whether the loan or deposit was taken or accepted during the previous year by cheque or bank draft or use of electronic clearing system through a bank account ?	vii(a) Code of the nature of such amount (as mentioned in field (iv) above)	vii(b) Please Specify	viii) In case the loan or deposit was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee or an account payee bank draft.
1	Aedis Developers LLP	2ND FLOOR, 5 4 187 3 AND 4, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003	ABPFA0002Q		₹1,07,16,066	No	₹1,07,16,066	Yes	RTGS		
2	Vibha A Mehta	B1402 Aparna One, Dwaraka Nagar Colony, Shaikpet, Madhapur, Hyderabad-500081	AJVPV4407G		₹30,00,000	No	₹30,00,000	Yes	RTGS		
3	Tata Capital Financial Services Ltd	Plot.no.3 4 5 & 6, Road # 6, Auto Plaza, Banjara Hills, Hyderabad-500034	AADCT6631L		₹6,84,55,555	No	₹7,63,85,082	Yes	RTGS		
4	Paramount Builder	5-4-187/3 & 4, II floor, Soham Mansion, M.G.Road Secunderabad-500003	AAHFP4040N		₹20,00,000	No	₹27,05,969	Yes	RTGS		

b. Particulars of each specified sum in an amount exceeding the limit specified in section 269SS taken or accepted during the previous year :-

Sl. No.	i) Name of the person from whom specified sum is received	ii) Address of the person from whom specified sum is received	iii(a) Permanent Account Number (if available with the assessee) of the person from whom specified sum is received	iii(b) Aadhaar Number of the person from whom specified sum is received, if available	iv) Amount of each loan or deposit taken or accepted	v) Whether the specified sum was taken or accepted by cheque or bank draft or use of electronic clearing system through a bank account ?	v(a) Code of the nature of such amount (as mentioned in field (iv) above)	v(b) Please Specify	vi) In case the specified sum was taken or accepted by cheque or bank draft, whether the same was taken or accepted by an account payee or an account payee bank draft.
1	Mr.K A Jayarajashekhar	OMQ-16/3, Akash Vihar, New Project, Airforce Station, Gorahur	AMOPK8278I		₹66,451	Yes	Cheque		Account payee cheque
2	Dr.Jaya Madhuri	H.no-40-4277, Flat.no-203, SVS	BSWPM8344N		₹22,26,478	Yes	Cheque		Account payee cheque

		Plaza, Jawahar nagar, Moula-ali, secunderabad					
3	Mr.Sashi Kiran	B-214, Gulmohar Residency, Surya Nagar, Mallapur, Nacharam, Hyderabad-500076.	ASJPM4553D	₹1,57,679	Yes	Cheque	Account payee cheque
4	Mr.Samanth Sharma Nittala	H.No: 3-88/17, Flat- 402, Vineel Residency, Mubarak nagar, Nizambad, Karnataka, India- 503003	AMKPN8615N	₹1,05,83,328	Yes	Cheque	Account payee cheque
5	Mr.Ramakant Singh	C-504, Kalakrithi Soceity, street 11, Shirdi Sai nagar, Tarnaka, Hyderabad	AWTPS6669L	₹49,16,148	Yes	Cheque	Account payee cheque
6	Ms.Lavanya Rani	H.no:- Flat no:- 503, Kranti Anjani Towers ,East Maruti Nagar, Moula - Ali, Hyderabad - 500040.	AIXPR1694N	₹37,21,378	Yes	Cheque	Account payee cheque
7	Ms.Neeta rao	Flatno.I- 503,MayflowerPark, Mallapur, Hyderanad - 500076.	AXRPN9298F	₹48,404	Yes	Cheque	Account payee cheque
8	Mr.Shilpa Tumma	51 Tampiness Lanes, #08-176, Singapore - 528460?/?17-430, Indira Nehru Nagar, Malkajgiri, Secunderabad - 500047	DHXPS8006P	₹74,90,701	Yes	Cheque	Account payee cheque
9	Ms.Harita Chivakula	12-13527, street.no-14, Huda complex, Nagarjuna nagar, Tarnaka, Hyderabad-500017	AGTPC5526G	₹86,37,000	Yes	Cheque	Account payee cheque
10	Mr.Garimella Krishna	Flat no-102 Surya Splendor Apts, Raghavendra Nagar, Nacharam, Hyderabad - 500076	AFTP5662F	₹25,79,850	Yes	Cheque	Account payee cheque
11	Ms.Latifa Mohammed	A-501, Trimbak Tower, Plot.no-86, Sector-15,?/?CBD Belapur, Thane,?/? Navi Mumbai, Maharastra-400701	AXQPM5289C	₹85,56,050	Yes	Cheque	Account payee cheque
12	Mr.Khadirun Sunkesulu	Flat.no.A-108, Gulmohar Residency, Mallapur, Hyderabad-500076	DSBPS5442A	₹42,16,600	Yes	Cheque	Account payee cheque
13	Mr.V.S.S Ganesh Kumar Karri	13-199/11 Plot 40, Madhusudan Nagar, Malkajgiri, Secunderabad- 500047	BAUPK9874M	₹42,11,850	Yes	Cheque	Account payee cheque
14	Mr.Mohammed Merajuddin	8/90/A, Katewadi Street, Basavakalyan, Dist.Bidar, Karnataka-585327	BGLPB6089C	₹22,00,500	Yes	Cheque	Account payee cheque
15	Mr.Nanduri Venkata Kalyan	H.No 2-2-1150/1, 1/A & 1/b, Flat.no.502, HSR KBR enclave Apt.?	AHKPV2152K	₹62,22,250	Yes	Cheque	Account payee cheque

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Bank Statement Details							
Sl No	Customer Name	Address	Bank Reference No	Amount	Is Cheque	Payee Type	
16	Mr.Srikanth Sharma	A-74, phase 2,? Nature City, Bilaspur, Chattisgarh-495001	BKRPS86363	₹36,00,000	Yes	Cheque	Account payee cheque
17	Mr.Vemula Prasad Rao	H.no:4-9-125/1, flat.no.201, street.no.1, HMT nagar, Nacharam, Hyderabad	ACHPV2344K	₹85,10,450	Yes	Cheque	Account payee cheque
18	Mr.Praveen Kumar Meesala	1-10-1/214/27, Rama Nilayam, Sri Chakripuram Colony, Hi tension road, Kushaiguda, ECIL, Secunderabad	AWKPM7047B	₹36,95,000	Yes	Cheque	Account payee cheque
19	Mr.Bhanu Prakash	H.no: 1-9- 312/5/2/A, Street no 6.?Vidyanagar. Hyderabad-500044	BRBPB7246J	₹90,68,790	Yes	Cheque	Account payee cheque
20	Mr.Rakesh.G.R.	5-11-132/1, plot.no.324, Venkateshwara nagar, near mother theresa high school, Moula-ali, Secunderabad	AHUPV5464E	₹42,72,276	Yes	Cheque	Account payee cheque

please note: Post filing, the complete records will be available for download as a separate file in the download section.

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Note: Particulars at (a) and (b) need not be given in the case of a Government company, a banking company or a corporation established by a Central, State or Provincial Act.

b.(a). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, during the previous year, where such receipt is otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account

b.(b). Particulars of each receipt in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion from a person, received by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year:-

Sl. No.	i) Name of the payer	ii) Address of the payer	iii(a) Permanent Account Number (if available with the assessee) of the payer	iii(b) Aadhaar Number of the payer, if available	iv) Amount of receipt
No records added					

b.(c). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year

b.(d). Particulars of each payment made in an amount exceeding the limit specified in section 269ST, in aggregate from a person in a day or in respect of a single transaction or in respect of transactions relating to one event or occasion to a person, made by a cheque or bank draft, not being an account payee cheque or an account payee bank draft, during the previous year

Sl. No.	i) Name of the payee	ii) Address of the payee	iii(a) Permanent Account Number (if available with the assessee) of the payee	iii(b) Aadhaar Number of the payee, if available	iv) Amount of payment
No records added					

Note: Particulars at (ba), (bb), (bc) and (bd) need not be given in the case of receipt by or payment to a Government company, a banking Company, a post office savings bank, a cooperative bank or in the case of transactions referred to in section 269SS or in the case of persons referred to in Notification No. S.O. 2065(E) dated 3rd July, 2017

c. Particulars of each repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T made during the previous year:-

Sl. No.	i) Name of the payee	ii) Address of the payee	iii(a) Permanent Account	iii(b) Aadhaar Number	iv) Amount of each repayment of	v) Maximum amount outstanding	vi) Whether the repayment	vi(a) Code of the nature of	vi(b) Please Specify	vii) In case the repayment
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		Number (if available with the assessee) of the payee	of the payee, if available	loan or deposit or any specified advance	in the account at any time during the previous year	was made by cheque or bank draft or use of electronic clearing system through a bank account ?	such amount (as mentioned in field (iv) above)	was made by cheque or bank draft, whether the same was repaid by an account payee cheque or an account payee bank draft.
1	Aedis Developers LLP	2ND FLOOR, 5 4 187 3 AND 4, SOHAM MANSION, M G ROAD, SECUNDERABAD, Hyderabad, Telangana, 500003	ABPFA0002Q	₹1,07,16,066	₹1,07,16,066	Yes	Cheque	Account payee cheque
2	Paramount Builders	2ND FLOOR, 5-4- 187/3 AND 4, SOHAM MANSION, M.G.ROAD, SECUNDERABAD, Rangareddy, Telangana, 500003	AAHFP4040N	₹59,82,111	₹27,05,969	Yes	Cheque	Account payee cheque
3	Tata Capital Financial Service Ltd	Plot.no.3 4 5 & 6, Road # 6, Auto Plaza, Banjara Hills, Hyderabad-500034	AADCT6631L	₹8,34,74,628	₹7,63,85,082	Yes	Electronic clearing system	
4	Mahindra & Mahindra Financial ServiceLtd-Wagonr Car	Plot No 203 Flat No 10-2-198 2nd Floor, Main Road, East Marredpally, Hyderabad - 500026 (Near Deccan Club Opposite HDFC Bank)	AAACM2931R	₹3,58,800	₹3,48,028	Yes	Electronic clearing system	
5	Mahindra & Mahindra Financial ServiceLtd-Thar Car	1st Floor, VV Towers, Karkhana, Hyderabad - 500009 (Near Anubhav Gardens, Beside MC Donals)	AAACM2931R	₹1,37,040	₹8,40,139	Yes	Electronic clearing system	

d. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year:-

Sl. No.	i) Name of the payer	ii) Address of the payer	iii(a) Permanent Account Number (if available with the assessee) of the payer	iii(b) Aadhaar Number of the payer, if available	iv) Amount of repayment of loan or deposit or any specified advance received otherwise than by a cheque or bank draft or use of electronic clearing system through a bank account during the previous year
No records added					

e. Particulars of repayment of loan or deposit or any specified advance in an amount exceeding the limit specified in section 269T received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year:-

Sl. No.	i) Name of the payer	ii) Address of the payer	iii(a) Permanent Account Number (if available with the assessee) of the payer	iii(b) Aadhaar Number of the payer, if available	iv) Amount of repayment of loan or deposit or any specified advance received by a cheque or bank draft which is not an account payee cheque or account payee bank draft during the previous year
No records added					

Note: Particulars at (c), (d) and (e) need not be given in the case of a repayment of any loan or deposit or specified advance taken or accepted from Government, Government company, banking company or a corporation established by a Central, State or Provincial Act

32.a. Details of brought forward loss or depreciation allowance, in the following manner, to the extent available

Sl. No.	Assessment Year	Nature of loss/allowance	Amount as returned (if the assessed depreciation is less and no appeal pending then take assessed)	All losses/allowances not allowed under section 115BAA / 115BAC / 115BAD / 115BAE	Amount as adjusted by withdrawal of additional depreciation on account of opting for taxation under section 115BAC/115BAD/115BAE(To be filled in only for assessment year 2021-22 and 2024-25 only, as applicable)	Amount as assessed (give reference to relevant order)			Remarks
						Amount U/s	Order of order	Date	

b. Whether a change in share holding of the company has taken place in the previous year due to which the losses incurred prior to the previous year cannot be allowed to be carried forward in terms of section 79 ?	Not Applicable
c. Whether the assessee has incurred any speculation loss referred to in section 73 during the previous year ?	No
If yes, please furnish the details of the same.	₹ 0
d. Whether the assessee has incurred any loss referred to in section 73A in respect of any specified business during the previous year ?	No
If yes, please furnish the details of the same.	₹ 0
e. In case of a company, please state that whether the company is deemed to be carrying on a speculation business as referred in explanation to section 73.	Not Applicable
If yes, please furnish the details of the same.	₹ 0

33. Section-wise details of deductions, if any admissible under Chapter VIA or Chapter III (Section 10A, Section 10AA).

No

Sl. No.	Section under which deduction is claimed	Amounts admissible as per the provision of the Income-tax Act,1961 and fulfils the conditions, if any, specified under the relevant provisions of Income-tax Act, 1961 or Income-tax Rules, 1962 or any other guidelines, circular, etc, issued in this behalf.
No records added		

34.(a). Whether the assessee is required to deduct or collect tax as per the provisions of Chapter XVII-B or Chapter XVII-BB, please furnish ?

Yes

Sl. No.	(1)Tax deduction and collection Account Number (TAN)	(2)Section	(3)Nature of payment	(4)Total amount of payment or receipt of the nature specified in column (3)	(5)Total amount on which tax was required to be deducted or collected out of (4)	(6)Total amount on which tax was deducted or collected at specified rate out of (5)	(7)Amount of tax deducted or collected out of (6)	(8)Total amount on which tax was deducted or collected at less than specified rate out of (7)	(9)Amount of tax deducted or collected on (8)	(10)Amount of tax deducted or collected not deposited to the credit of the Central Government out of (6) and (8) (10)
1	HYDM17683B	192	Salary	₹9,44,417	₹9,44,417	₹9,44,417	₹46,218	₹0	₹0	₹0
2	HYDM17683B	194A	Interest other than Interest on securities	₹75,71,798	₹75,71,798	₹75,71,798	₹7,57,182	₹0	₹0	₹0
3	HYDM17683B	194C	Payments to contractors	₹5,84,42,046	₹5,84,42,046	₹5,84,42,046	₹6,27,528	₹0	₹0	₹0
4	HYDM17683B	194H	Commission or brokerage	₹33,44,601	₹33,44,601	₹33,44,601	₹1,38,606	₹0	₹0	₹0
5	HYDM17683B	194-I	Rent	₹13,00,980	₹13,00,980	₹13,00,980	₹26,024	₹0	₹0	₹0
6	HYDM17683B	194J	Fees for professional or technical services	₹72,79,569	₹72,79,569	₹72,79,569	₹7,27,957	₹0	₹0	₹0
7	HYDM17683B	194Q	Payment of certain sums for purchase of goods	₹2,95,11,934	₹2,95,11,934	₹2,95,11,934	₹29,512	₹0	₹0	₹0

(b). Whether the assessee is required to furnish the statement of tax deducted or tax collected ?

Yes

Please furnish the details:

Sl. No.	Tax deduction and collection Account Number (TAN)	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the statement of tax deducted or collected contains information about all details/transactions which are required to be reported	Please furnish list of details/transactions which are not reported.
1	HYDM17683B	26Q	31-Jul-2024	30-Jul-2024	Yes	
2	HYDM17683B	26Q	31-Oct-2024	28-Oct-2024	Yes	
3	HYDM17683B	26Q	31-Jan-	31-Jan-2025	Yes	

2025					
4	HYDM17683B	24Q	31-May-2025	31-May-2025	Yes
5	HYDM17683B	26Q	31-May-2025	31-May-2025	Yes

(c). Whether the assessee is liable to pay interest under section 201(1A) or section 206C(7) ?

Yes

Please furnish:

Sl. No.	Tax deduction and collection Account Number (TAN)(1)	Amount of interest under section 201(1A)/206C(7) is payable(2)	Amount paid out of column (2) along with date of payment.(3)	
			Amount	Date of payment
1	HYDM17683B	₹ 1,810	₹ 1,810	02-Sep-2024
2	HYDM17683B	₹ 1,910	₹ 1,910	18-Oct-2024

35.(a). In the case of a trading concern, give quantitative details of principal items of goods traded:

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the previous year	Sales during the previous year	Closing stock	Shortage/excess, if any
No records added							

(b). In the case of manufacturing concern, give quantitative details of the principal items of raw materials, finished products and by-products.

A. Raw materials:

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the previous year	Consumption during the previous year	Sales during the previous year	Closing stock	Yield of finished products	Percentage of yield	Shortage/excess, if any
No records added										

B. Finished products :

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the previous year	Quantity manufactured during the previous year	Sales during the previous year	Closing stock	Shortage/excess, if any
No records added								

C. By-products

Sl. No.	Item Name	Unit Name	Opening stock	Purchases during the previous year	Quantity manufactured during the previous year	Sales during the previous year	Closing stock	Shortage/excess, if any
No records added								

36. In the case of Domestic Company, details of tax on distributed profits under section 115-O in the following forms :-

(Applicable till AY 2020-21)

Sl. No.	Total amount of distributed profits	Amount of reduction as referred to in section 115-O(1A)(i)	Amount of reduction as referred to in section 115-O(1A)(ii)	Total tax paid thereon	Dates of payment with amounts(e).	
					Amount (i)	Date of payment (ii)
No records added						

36.(a). Whether the assessee has received any amount in the nature of dividend as referred to in sub-clause (e) of clause (22) of section 2 ?

Please furnish the following details:-

No

Sl. No.	Amount received	Date of receipt
No records added		

Acknowledgement Number:294373700271025

36B.(a). Whether the assessee has received any amount for buyback of shares as referred to in sub-clause (f) of clause (22) of section 2?

No

b. If yes, please furnish the following details:-

Sl. No.	(i) Amount received (in Rs.)	(ii) Cost of acquisition of shares bought back
		No records added

37. Whether any cost audit was carried out ?

Not Applicable

Give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the cost auditor

38. Whether any audit was conducted under the Central Excise Act, 1944 ?

Not Applicable

Give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.

39. Whether any audit was conducted under section 72A of the Finance Act, 1994 in relation to valuation of taxable services as may be reported/identified by the auditor. ?

No

give the details, if any, of disqualification or disagreement on any matter/item/value/quantity as may be reported/identified by the auditor.

40. Details regarding turnover, gross profit, etc., for the previous year and preceding previous year:

Sl. No.	Particulars	Previous Year		%	Preceding previous Year		%
(a)	Total turnover of the assessee	255186474			290081849		
(b)	Gross profit / Turnover	31973201	255186474	12.53	38280323	290081849	13.20
(c)	Net profit / Turnover	15209158	255186474	5.96	21744440	290081849	7.50
(d)	Stock-in-Trade / Turnover	0	0	0.00	0	0	0.00
(e)	Material consumed / Finished goods produced	0	0	0.00	0	0	0.00

41. Please furnish the details of demand raised or refund issued during the previous year under any tax laws other than Income-tax Act, 1961 and Wealth-tax Act, 1957 alongwith details of relevant proceedings.

Sl. No.	Financial year to which demand/refund relates to	Name of other Tax law	Type (Demand raised/Refund received)	Date of demand raised/refund received	Amount	Remarks
			No records added			

42.a. Whether the assessee is required to furnish statement in Form No.61 or Form No. 61A or Form No. 61B ?

No

b. Please furnish

Sl. No.	Income-tax Department Reporting Entity Identification Number	Type of Form	Due date for furnishing	Date of furnishing, if furnished	Whether the Form contains information about all details/ furnished transactions which are required to be reported ?	If not, please furnish list of the details/transactions which are not reported.
				No records added		

43.a. Whether the assessee or its parent entity or alternate reporting entity is liable to furnish the report as referred to in sub-section (2) of section 286 ?

No

b. Please furnish the following details:

Whether report has been furnished by the assessee or its parent entity or an alternate reporting entity?
Name of parent entity
Name of alternate reporting entity (if applicable)

Date of furnishing of report

c. Please enter expected date of furnishing the report

44. Break-up of total expenditure of entities registered or not registered under the GST.

Sl. No.	Total amount of Expenditure incurred during the year	Expenditure in respect of entities registered under GST				Expenditure relating to entities not registered under GST
		Relating to goods or services exempt from GST	Relating to entities falling under composition scheme	Relating to other registered entities	Total payment to registered entities	
1	₹ 17,10,58,006	₹ 3,85,86,490	₹ 9,27,208	₹ 11,25,06,081	₹ 15,20,19,779	₹ 1,90,38,226

Accountant Details

Accountant Details

Name	PRANAY MEHTA
Membership Number	233650
FRN(Firm Registration Number)	0015353S
Address	5-4-187/3 AND 4 1ST FLOOR SOHAM MANSION , M G ROADSECUNDERABAD , Secunderabad H.O , Secunderabad , HYDERABAD , 36-Telangana , 91-India , Pincode - 500003
Place	Ranigunj
Date	28-Oct-2025

Additions Details (From Point No.18)

Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value(1)	Adjustments on Account of			Total Value of Purchases(B) (1+2+3+4)
					CENVAT(2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	
Furnitures & Fittings @ 10%					No records added			
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value(1)	CENVAT(2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	Total Value of Purchases(B) (1+2+3+4)
Plant and Machinery @ 15%					No records added			
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Purchase	Date put to Use	Purchase Value(1)	CENVAT(2)	Change in Rate of Exchange (3)	subsidy or grant or reimbursement, by whatever name called (4)	Total Value of Purchases(B) (1+2+3+4)
Plant and Machinery @ 40%					No records added			

Deductions Details (From Point No.18)				
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Furnitures & Fittings @ 10%				No records added
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Plant and Machinery @ 15%				No records added
Description of the Block of Assets/Class of Assets	Sl. No.	Date of Sale	Amount	Whether deletions are out of purchases put to use for less than 180 days
Plant and Machinery @ 40%				No records added

This form has been digitally signed by PRANAY MEHTA having PAN AYEPMS326R from IP Address ipAddress on 27/10/2025 06:53:50 PM Dsc Sl.No and issuer 149452491235CN=Capricorn Sub CA for Individual DSC 2022,C=IN,O=Capricorn Identity Services Pvt Ltd.,OU=Certifying Authority

Name Of Assessee	: Modi Realty Mallapur Llp		
PAN	: AAEFM1459R		
Office Address	: 5-4-187/3 And 4, Soham Mansion 2nd Floor, M G Road, Ranigunj, Secunderabad, Telangana-500003		
Status	: FIRM (LIMITED LIABILITY)	Assessment Year	: 2025 - 2026
Ward No	: ITO,W-10(4),HYD	Financial Year	: 2024 - 2025
D.O.I.	: 13/05/1996		
Mobile No.	: 9502277299		
Email Address	: purchase@modiproperties.com		
Name Of Bank	: Yes Bank		
MICR CODE	: 500532002		
IFSC CODE	: YESB0000097		
Address	: Begumpet, Secundrabad		
Account No.	: 009763700002800		
Return	: ITR-5 : ORIGINAL (FILING DATE : 25/11/2025 & NO. : 642847131251125)		
Import Date	: AIS : 25-11-2025 07:05 PM	TIS : 25-11-2025 07:05 PM	26AS :
	25-11-2025 07:04 PM		
Computation Date	: 26-11-2025 10:50 AM		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business Or Profession 1,56,10,336

Modi Realty Mallapur Llp

Profit Before Tax As Per Profit And Loss Account

Add :

Depreciation Disallowed	4,68,785
Disallowment U/s 37	25,425
Disallowment U/s 40	7,69,145
Disallowment U/s 43B	2,300
	<u>12,65,655</u>
	1,64,74,812

Less :

Interest On Fd	3,71,403
Interest On Loans	24,288
Allowed Depreciation	4,68,785
	<u>-8,64,476</u>
	<u>1,56,10,336</u>

Income From Other Sources

Interest From Time-deposit	3,71,403
Interest On Loan	24,288
Total	<u>3,95,691</u>

Gross Total Income

Total Income

Total Income Rounded Off U/s 288A

3,95,691

1,60,06,027

1,60,06,027

1,60,06,030

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 1,60,06,030 @ 30%

Add: Surcharge @ 12%

Add: Health And Education Cess @ 4%

48,01,809
<u>48,01,809</u>
5,76,217
<u>53,78,026</u>
2,15,121
<u>55,93,147</u>

Less Tax Deducted At Source

Section 194h: Commission Or Brokerage	99,899
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Section 194a: Other Interest	35,418
------------------------------	--------

Section 206cr: Section 206cr	3,526
Section 194-ia: Tds On Sale Of Immovable Property	91,145
	2,29,988

53,63,159

Add Interest Payable

Interest U/s 234B	3,75,417
Interest U/s 234C	2,70,834
	6,46,251

60,09,410

Less Self Assessment Tax U/s 140A

6939001 - 11232 - 30-10-2025	60,09,410
	Nil

Tax Payable

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	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030
	44AD/44ADA/44AE	0	0	0	0	0	0
	TOTAL NORMAL INCOME	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030
	TOTAL SPECIAL INCOME	0	0	0	0	0	0
	*TOTAL INCOME	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030	1,60,06,030

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	48,01,809	48,01,809	48,01,809	48,01,809	48,01,809	48,01,809
	TAX + SURC + HECESS	55,93,147	55,93,147	55,93,147	55,93,147	55,93,147	55,93,147
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	2,29,988	2,29,988	2,29,988	2,29,988	2,29,988	2,29,988
	BALANCE TAX	53,63,159	53,63,159	53,63,159	53,63,159	53,63,159	53,63,159
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	8,04,474	24,13,422	40,22,369	53,63,159	53,63,159	53,63,159

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		%	Amount	Date			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2024	15%	8,04,474	12%	6,43,579	-	0	0	8,04,474	24,132
IIInd	15-09-2024	45%	24,13,422	36%	19,30,737	-	0	0	24,13,422	72,400
IIIrd	15-12-2024	75%	40,22,369	75%	40,22,369	-	0	0	40,22,369	1,20,600
IVth	15-03-2025	100%	53,63,159	100%	53,63,159	-	0	0	53,63,159	53,631

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifsc Code	Account No.	Type Of Account	Status
Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	00422000020747	Current A/c	

FIXED ASSETS

Block	Rate	WDV as on 01/04/2024	Addition		Deduction	Total	Depreciation for the Year	WDV as on 31/03/2025
			More than 180 Days	Less than 180 Days				
			Rs.	Rs.				
FURNITURE AND FITTINGS	10.00%	39,385.00	0.00	0.00	0.00	39,385.00	3,939.00	35,446.00
MACHINERY AND PLANT	15.00%	30,25,953.00	0.00	0.00	0.00	30,25,953.00	4,53,893.00	25,72,060.00
MACHINERY AND PLANT	40.00%	27,383.00	0.00	0.00	0.00	27,383.00	10,953.00	16,430.00
Total		30,92,721.00	0.00	0.00	0.00	30,92,721.00	4,68,785.00	26,23,936.00

Details of Tax Deducted at Source on Income other than Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Name of the Deductor	Amount paid /credited	Total tax deducted	B/F Tax	Amount claimed for this year	C/F Tax
194A : Other Interest							
1.	MUMY02084F	YES BANK LIMITED	3,54,156	35,418	Nil	35,418	Nil
194H : Commission or brokerage							
1.	HYDG02887D	GULMOHAR RESIDENCY	1,16,628	5,831	Nil	5,140	691
2.	HYDJ01373B	JADE ESTATES	26,57,181	97,720	Nil	94,759	2,961
		Total (Section)	27,73,809	1,03,551	Nil	99,899	3,652
		Grand Total	31,27,965	1,38,969	Nil	1,35,317	3,652

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

Sr. No.	TDS Certificate Number	Name of Deductor	PAN of Deductor	Acknowledgement Number	Total Transaction Amount	Transaction Date	TDS Deposited / TDS B/F	Date of Deposit	Date of Deduction	TDS Credit Claimed in own hands
1	HIQHMTA	GIRIDHAR PAVANKUMAR LANKA	ABEPL7891F	AL01566795	5,00,000	22/04/2024	5,000	03/05/2024	22/04/2024	5,000
2	HLODLHA	GIRIDHAR PAVANKUMAR LANKA	ABEPL7891F	AL03859052	10,31,500	05/06/2024	10,315	05/06/2024	05/06/2024	10,315
3	HLYMGZA	RAMAKANT SINGH	AWTPS6669L	AL07077486	75,83,000	16/07/2024	75,830	16/07/2024	16/07/2024	75,830
		Grand Total		91,14,500			91,145			91,145

Details of Tax Collected at Source on Income

Sl. No.	Tax Deduction and Tax Collection Account Number of the Collector	Name of the Collector	Amount received /debited	Total tax deducted	Amount claimed for this year
206CR : SECTION 206CR					
1.	HYDM04353G	MANISH GUPTA	25,02,156	2,502	2,502
2.	HYDS27482A	SALASAAR IRON AND STEELS PRIVATE LIMITED	10,23,781	1,024	1,024
		Grand Total	35,25,937	3,526	3,526

ALLOWED/DISALLOWED U/S 40

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Non Deduction Of Tds	2025-26	7,69,145	-	7,69,145
Total		7,69,145	-	7,69,145

ALLOWED/DISALLOWED U/S 43B

Particulars	Assessment Year	Disallowed Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Professional Tax	2025-26	2,300	-	2,300
Total		2,300	-	2,300

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	TDS Interest / Penalty	25,425
	Total	25,425.00

INTEREST FROM SAVING BANK A/C, CO-OPERATIVE BANK AND POST-OFFICE

INTEREST FROM TIME-DEPOSIT

Sr No	Particular	Amount
1	FD INTEREST FROM KOTAK MAHINDRA BANK LIMITED	17,247
2	FD INTEREST FROM YES BANK LIMITED	3,54,156
Total		3,71,403

Details of Partners/Members

Name	PAN	Percentage of share	Address	Status	DPIN, in case partner in LLP	Rate of Interest on Capital	Remuneration Paid / Payable	Aadhaar Number/ Enrolment Id
MODI PROPERTIES PVT LTD	AABCM4761 E	50	5-4-187/3 & 4, 3RD FLOOR, SOHAM MANSIONM G ROAD, RANIGUNJ, HYDERABAD TELANGANA - 500003	Domestic Company	00522546	0	0	
ANAND SURESH MEHTA	ACQPM3840 C	50	BAPU BAGH COLONY, P G ROAD, HYDERABAD TELANGANA - 500003	Individual	01314936	0	0	
SOHAM MODI	ABMPM672 5H	0	5-4-187/3 AND 4, 3RD FLOOR, SOHAM MANSION, M.G ROAD, SECUNDERABAD TELANGANA - 500003	Principal Officer	00522546	0	0	3146872743 89
Total		100.00					0.00	

Details of Taxpayer Information Summary

S. N.	Information Category (1)	Income Head (2)	Section (3)	Processed Value (4)	Derived Value (5)	As per Computation/l TR (6)	Difference (7)=(5)-(6)	As per 26AS (8)	Difference (9)=(8)-(6)
1	Interest from deposit	Other Source	194A	3,71,403.00	3,71,403.00	3,95,691.00	-24,288.00	3,54,156.00	-41,535.00
2	Sale of land or building	Capital Gain	194IA	28,30,76,500.00	28,30,76,500.00	0.00	28,30,76,500.00	91,14,500.00	91,14,500.00
3	Receipts from transfer of immovable property			91,14,500.00	91,14,500.00				
4	Business receipts	Business		27,73,809.00	27,73,809.00	25,51,86,474.00	-25,24,12,665.00	27,73,809.00	-25,24,12,665.00
5	GST turnover	Profit & Loss A/c		24,21,95,866.00	24,21,95,866.00	25,51,86,474.00	-1,29,90,608.00	27,73,809.00	-25,24,12,665.00
6	GST purchases	Profit & Loss A/c		11,61,55,346.00	11,61,55,346.00	5,14,58,715.00	6,46,96,631.00		
7	Business expenses			35,25,937.00	35,25,937.00				
8	Purchase of time deposits			90,00,000.00	90,00,000.00				
9	Purchase of securities and units of mutual funds			41,18,131.00	41,18,131.00				

MODI REALTY MALLAPUR LLP BALANCE SHEET AS ON 31ST DAY OF MARCH, 2025

Liabilities	Amount (Rs.)	Assets	Amount (Rs.)
<u>Partners' / Members' Fund</u> Partners' / Members' capital		<u>Fixed Assets</u> Gross Block	30,92,721
<u>Loan Funds</u> Secured Loans		Less: Depreciation	4,68,785
Rupee Loans from Others Mahindra & Mahindra Finance	8,45,479		26,23,936
Tata Capital Financials Ltd	4,57,85,479	<u>Investments</u>	
<u>Unsecured Loans</u> Rupee Loans from Others		<u>Long-term Investments</u> Mutual funds	
<u>Current Liabilities and Provisions</u>		<u>Current Assets, Loans and Advances</u>	
<u>Current Liabilities</u> Sundry Creditors (Others)	2,62,32,873	<u>Current Assets</u> Inventories Work-in-progress Sundry Debtors (Others)	41,18,337
		<u>Cash and Bank Balances</u>	17,55,66,289
			86,81,105

Income received in advance	12,96,50,69		Balance with banks	1,51,73,600	
Other payables	3		Cash-in-hand	3,55,164	1,55,28,764
Audit Fees Payable	49,500		Other Current Assets		
Customer Credit Balances	33,10,573		Accrued Interest	62,214	
Electricity Bills Payable	56,502		Prepaid Insurance	41,331	1,03,545
Goods and Service tax payable	5,74,610		Loans and Advances		
Staff Commission Payable	8,25,835		Advances recoverable in cash or in kind or for value to be received	1,48,49,144	
Staff Salary Payable	4,45,496		Deposits, loans and advances to corporate and others	1,11,75,000	2,60,24,144
Statutory Dues Payable	43,458				
TDS payable	2,34,027	55,40,001			
Provisions					
Provision for Income Tax					
TOTAL		23,26,46,120	TOTAL		23,26,46,120

MODI REALTY MALLAPUR LLP

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

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Opening Inventory		Closing Stock	
To Opening stock of Work in progress	24,90,29,055	By Work-in-progress	17,55,66,289
To Purchases	5,14,58,715		
Direct expenses			
To Other direct expenses	9,82,91,793	By Cost of Goods Produced	22,32,13,274
TOTAL	39,87,79,563	TOTAL	39,87,79,563

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

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Cost of Goods Produced	22,32,13,274	Sales/Gross Receipts	
		By Sale of services	25,15,69,43
			1
		By Other operating revenues	
		Car Parking Charges	2,00,000
		Customer Receipts	8,05,085
		Sales Commission	26,11,958
			36,17,043
To Gross Profit	3,19,73,200		25,51,86,474
TOTAL	25,51,86,474	TOTAL	25,51,86,474

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

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Power and fuel	5,637	By Gross Profit	3,19,73,200
To Rents	3,35,156	Other income	
To Repairs to machinery	1,26,168	By Interest income	
Compensation to employees		Fixed Deposit Interest income	3,71,404
To Salaries and wages	20,66,847	Interest From Loans	24,288
To Contribution to recognised provident fund	2,75,926		3,95,692
Insurance			
To Life Insurance	66,184		
To Workmen and staff welfare expenses	5,33,426		
To Sales promotion including publicity (other than advertisement)	43,07,503		
Professional / Consultancy Fees / Fee for Technical Services			
To Paid to Others			

Professional services	44,54,849		
Consultancy charges	90,000		
Rates and taxes paid			
To Any other rate, tax, duty or cess		12,370	
incl STT and CTT			
To Audit Fee		55,000	
To Other expenses			
Bank Charges	12,784		
Statutory interest & penalties	72,745		
Printing and stationery	1,05,095		
Miscellaneous expenses	8,606		
Rates and Taxes	16,662		
Internet Charges/Telephone Charges	28,876		
Postage and Courier Charges	5,084		
Customer Relation	14,35,340		
Administration Expense	14,67,327		
Maintenance Charges for Model Flats	1,59,700	33,12,219	
Interest			
To Paid in India, or paid to a resident (To other than Partners)		10,49,665	
To Depreciation and amortisation	4,68,785		
To Net Profit	1,52,09,157		
	3,23,68,892		3,23,68,892
To Provision for current tax	64,32,601	By Net Profit	
To Balance carried to Balance Sheet in partner's account	87,76,556		1,52,09,157
TOTAL	1,52,09,157	TOTAL	1,52,09,157

Nature of Business

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

SN	Business Code	Description	Trade Name
1	06010 - CONSTRUCTION - Other construction activity n.e.c.	Real Estate Developers	Modi Realty Mallapur LLP

SOHAM SATISH MODI
(Principal Officer)

INDEPENDENT AUDITOR'S REPORT

To the Partners of Modi Realty Mallapur LLP [LLPIN: AAL-1319]

Opinion

We have audited the financial statements of Modi Realty Mallapur LLP, which comprise the balance sheet at March 31st 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.

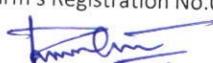
In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to 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.015353



Pranay Mehta
Partner
Membership.233650
UDIN: 25233650BMMAD05610

Place: Hyderabad
Date: 28/09/2025

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Balance Sheet as at 31-03-2025

Particulars		Note	(Amount in Rs.)	
			As on 31st March 2025	As on 31st March 2024
I	EQUITY AND LIABILITIES			
1	Partners' Funds			
	Partners' Capital Account			
	(i) Partners' Contribution		1,00,000	1,00,000
	(ii) Partners' Current Account		1,56,51,730	1,57,54,007
2	Non-current liabilities		1,57,51,730	1,58,54,007
	Long-term borrowings		5,01,04,462	6,44,89,582
	Other long-term liabilities		13,29,61,266	20,71,50,591
3	Current liabilities		18,30,65,729	27,16,40,173
	Trade payables		2,62,32,873	4,10,64,606
	Other current liabilities		22,29,428	18,45,329
	Short-term provisions		53,66,361	72,40,689
	Total		3,38,28,663	5,01,50,624
II	ASSETS		23,26,46,122	33,76,44,804
1	Non-current assets			
	Property, Plant and Equipment and Intangible assets			
	- Property, plant and Equipment	9	26,23,936	30,92,721
	Other non-current assets	10	1,52,93,337	1,35,52,781
2	Current assets		1,79,17,274	1,66,45,502
	Inventories	11	17,55,66,289	24,90,29,055
	Trade receivables	12	86,81,106	1,72,48,920
	Cash and bank balances	13	1,55,28,764	1,05,39,449
	Short Term Loans and Advances	14	1,48,49,144	4,41,16,234
	Other Current Asset	15	1,03,545	65,644
	Total		21,47,28,848	32,09,99,302
	Brief about the Entity	1	23,26,46,122	33,76,44,804
	Summary of significant accounting policies	2		
	The accompanying notes are an integral part of the financial statements			

As per our report of even date

For KGM & Co

Chartered Accountants

Firm's Registration No.015353S

CA Pranay Mehta

M No : 233650

(Partner)

Place: Hyderabad

Date: 28-09-2025

UDIN: 25233650BMMMAQ05610

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Statement of Profit and Loss for the year ended 31-03-2025

Particulars		Note	(Amount in Rs.)	
			Year Ended 31st March 2025	Year Ended 31st March 2024
I	Revenue from operations	16	25,51,86,474	28,95,11,268
II	Other income	17	3,95,691	5,70,581
III	Total Income (I+II)		25,55,82,165	29,00,81,849
IV	Expenses:			
	Construction Cost Incurred during the year	18	14,97,50,508	22,19,61,485
	Changes in Inventories of finished goods, work-in-progress and stock in trade	19	7,34,62,765	2,92,69,461
	Employee benefits expense	20	28,76,199	29,10,631
	Finance costs	21	10,62,449	1,94,734
	Depreciation and amortization expense	22	4,68,785	5,56,623
	Other expenses	23	1,27,52,302	1,34,44,475
	Total expenses		24,03,73,007	26,83,37,410
V	Profit before Partners' Remuneration and tax (III-IV)			
VI	Partners' Remuneration			
VII	Profit before Tax (V-VI)		1,52,09,158	2,17,44,440
VIII	Tax expense:			
	Current tax			
	Earlier Year Tax		56,00,000	76,72,818
	Deferred tax charge/ (benefit)		8,32,601	12,21,795
XIII	Profit/(Loss) for the year (XIII+XVI)		64,32,601	88,94,613
	Summary of significant accounting policies			
	The accompanying notes are an integral part of the financial statements		87,76,557	1,28,49,827
		1		
		2		

As per our report of even date

For KGM & Co

Chartered Accountants

Firm's Registration No.015353S

CA Pranay Mehta

M No : 233650

(Partner)

Place: Hyderabad

Date: 28-09-2025

UDIN: 25233650BMMMAQ05610

For MODI REALTY MALLAPUR LLP

(Soham Modi)
Designated Partner
DIN:00522546

(Anand Mehta)
Designated Partner
DIN:01314936

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
ASSESSMENT YEAR :: 2025-2026
Notes to Accounts

1) Significant Accounting Policies

a) Accounting Conventions

The accounts have been prepared using historical cost conventions and on the basis of going concern with revenues recognized and expenses incurred on accrual basis unless otherwise stated.

b) Use of Accounting Estimates:

The preparation of the financial statements in conformity with the generally accepted accounting principles requires that the management makes estimates and assumptions that effect the reported amounts of assets & liabilities as at the date of the financial statements. The reported amount of revenues & expenses during the reported period, actual results could differ from the estimates.

c) Inventories

- i) Land is stated at cost.
- ii) Building construction work is stated at cost including estimated profits declared year to year till completion of the project.

d) 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.

e) 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.

f) Depreciation:

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

g) Borrowing Costs:

Borrowing Costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs which are not attributable to any fixed assets are charged to the Profit and Loss account.



h) Provisions:

Provisions are recognized when there is a present obligation as result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a realizable estimate of the amount of the obligation. Provisions are measured at the best estimate of the expenditure required to settle the present obligation at the Balance Sheet Date.

i) Contingent Liabilities:

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the controls of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimated of the amount cannot be made.

As per our report of even date

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



CA Pranay Mehta
M No : 233650

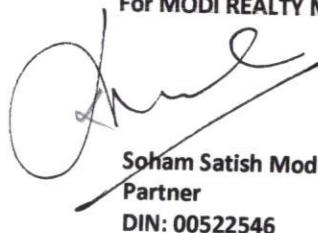
(Partner)

Place: Hyderabad

Date: 28-09-2025

UDIN: 25233650BMMAD05610

For MODI REALTY MALLAPUR LLP,



Soham Satish Modi
Partner
DIN: 00522546



Anand Mehta
Partner
DIN: 01314936

MODI REALTY MALLAPUR LLP

LLP IN : AAL-1319

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

Note - 3a Partners Contribution

Sr. No.	Name of Partner	Agreed contribution	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 As at 31st March 2025
1	Modi Properties Pvt. Ltd.	50,000	50%	50,000	-	-	-	-	-	50,000
2	Anand Mehta	50,000	50%	50,000	-	-	-	-	-	50,000
Previous Year (PY)				1,00,000	-	-	-	-	-	1,00,000
				1,00,000	-	-	-	-	-	1,00,000

Note - 3b Partners Current 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	As at 31st March 2025
1	Modi Properties Pvt. Ltd.	50%	(31,59,534)	-	-	-	89,78,834	43,88,278	(77,50,089)
2	Anand Mehta	50%	1,89,13,540	10,00,000	-	-	9,00,000	43,88,278	2,34,01,819
Previous Year (PY)			1,57,54,007	10,00,000	-	-	98,78,834	87,76,557	1,56,51,730
			2,71,48,898	3,05,698	-	-	2,45,50,417	1,28,49,827	1,57,54,007

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MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2025

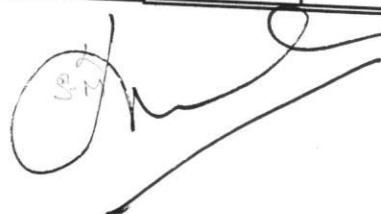
		(Amount in Rs.)	
		As on 31st March 2025	As on 31st March 2024
4	Long-term borrowings		
(A)	<u>Secured</u> Term loans from banks From Tata Capital Financials Ltd (Secured against Exclusive Charge by way of hypothecation of receivables of Gulmohar Residency Project, with minimum of 2x of receivables of unsold inventories and Second Charge created against receivables of units mortgaged to GHMC) From Mahindra & Mahindra Finance (secured against Car)	4,57,85,479 8,45,479	5,95,54,126 12,29,487
	Total (A)	4,66,30,958	6,07,83,613
(B)	<u>Unsecured</u> Loans and advances from related parties	34,73,504	37,05,969
	Total (B)	34,73,504	37,05,969
	Total (A) + (B)	5,01,04,462	6,44,89,582
5	Other long-term liabilities		
	Revenue Pending Recognition Advance From Customers Security Deposit	12,96,50,693 33,10,573	20,30,27,552 37,79,579 3,43,460
	Total Other long term liabilities	13,29,61,266	20,71,50,591
6	Trade payables		
	Total outstanding dues of micro, small and medium enterprises Total outstanding dues of creditors other than micro, small and medium enterprises	-	-
	Total Trade payables	2,62,32,873	4,10,64,606
	a) Trade Payables ageing schedule	2,62,32,873	4,10,64,606

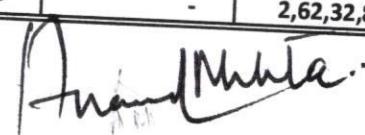
a) Trade Payables ageing schedule

As at March 31, 2025

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					
ii. Others	2,62,32,873	-	-	-	-
iii. Disputed dues – MSME	-	-	-	-	-
iv. Disputed dues - Others	-	-	-	-	-
Total	2,62,32,873	-	-	-	2,62,32,873

(R)





MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2025

As at March 31, 2024

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
i. MSME					
ii. Others					
iii. Disputed dues – MSME	69,72,833	4,64,19,000	-	-	5,33,91,833
iv. Disputed dues - Others	-	-	-	-	-
Total	69,72,833	4,64,19,000	-	-	5,33,91,833

7	Other current liabilities	As on 31st March 2025	As on 31st March 2024
Goods and Service tax payable	5,74,610	13,17,558	
TDS payable	2,34,027	2,93,375	
Staff Salary Payable	4,45,496	-	
Staff Commission Payable	8,25,835	-	
Audit Fees Payable	49,500	49,500	
Electricity Bills Payable	56,502	86,527	
Statutory Dues Payable	43,458	63,899	
Other Payable	-	34,470	
Total Other current liabilities	22,29,428	18,45,329	

8	Short-term provisions	As on 31st March 2025	As on 31st March 2024
Provision for Income tax	53,66,361	72,40,689	
Total Provisions	53,66,361	72,40,689	

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MODI REALTY MALLAPUR LLP
 LLP IN : AAL-1319
 Asst.Year : 2025-26
Depreciation Statement As Per Income Tax Act

Name of the Asset	Rate	W.D.V as on 01.04.2024	Additions before 30. 09.2024	Additions after 30.09.2024	Deletions	Total	Depreciation before 30.09.24	Depreciation after 30.09.24	Total Depreciation	(Amount in Rs.) WDV as on 31.03.2025
Furniture & Fittings - 10%										
Furniture & Fixtures	10%	39,385	-	-	-	39,385	3,939	-	3,939	35,447
Subtotal		39,385	-	-	-	39,385	3,939	-	3,939	35,447
Plant & Machinery - 15%										
FA-Digital Camera	15%	336	-	-	-	336	50	-	50	286
FA-Office Equipment	15%	11,447	-	-	-	11,447	1,717	-	1,717	9,730
FA-Air Conditioners	15%	29,046	-	-	-	29,046	4,357	-	4,357	24,689
Mercedes Benz	15%	13,49,991	-	-	-	13,49,991	2,02,499	-	2,02,499	11,47,493
Maruthi WaganR	15%	4,40,484	-	-	-	4,40,484	66,073	-	66,073	3,74,412
Electrical Bike	15%	33,923	-	-	-	33,923	5,088	-	5,088	28,834
Mahindra Thar Car	15%	11,60,725	-	-	-	11,60,725	1,74,109	-	1,74,109	9,86,616
Subtotal		30,25,953	-	-	-	30,25,953	4,53,893	-	4,53,893	25,72,060
Plant & Machinery - 40%										
FA-Computer & peripherals	40%	27,383	-	-	-	27,383	10,953	-	10,953	16,430
Subtotal		27,383	-	-	-	27,383	10,953	-	10,953	16,430
Grand Total		30,92,721	-	-	-	30,92,721	4,68,785	-	4,68,785	26,23,936





MODI REALTY MALLAPUR LLP
 LLP IN : AAL-1319
 Notes forming part of the Financial Statements for the year ended, 31st March, 2025

10		Other non-current assets	(Amount in Rs.)	
			As on 31st March 2025	As on 31st March 2024
		Security Deposits	1,11,75,000	1,35,52,781
		Investments in Mutual Funds	41,18,337	-
		Total other non-current other assets	1,52,93,337	1,35,52,781

11		Inventories	As on 31st March 2025	
			As on 31st March 2024	As on 31st March 2024
		Work-in-progress	17,55,66,289	24,90,29,055
		Total	17,55,66,289	24,90,29,055

12		Trade receivables	As on 31st March 2025	
			As on 31st March 2024	As on 31st March 2024
		Outstanding for a period less than 6 months from the date they are due for receipt	-	-
		Secured Considered good	86,81,106	1,72,48,920
		Unsecured Considered good	86,81,106	1,72,48,920
		Outstanding for a period exceeding 6 months from the date they are due for receipt	-	-
		Secured Considered good	-	-
		Unsecured Considered good	-	-
		Total	86,81,106	1,72,48,920

13		Cash and Bank Balances	As on 31st March 2025	
			As on 31st March 2024	As on 31st March 2024
		Cash and cash equivalents	-	-
		On current accounts	33,73,600	30,66,226
		Fixed Deposits	1,18,00,000	73,90,319
		Deposits	3,55,164	82,904
		Cash on hand	1,55,28,764	1,05,39,449

14		Short Term Loans and Advances	As on 31st March 2025	
			As on 31st March 2024	As on 31st March 2024
		Advances to Vendors, contractors and suppliers	1,41,00,309	4,24,39,600
		Advances to Staff	63,459	82,785
		Other Advances	6,85,376	15,93,849
		Total	1,48,49,144	4,41,16,234

15		Other Current Asset	As on 31st March 2025	
			As on 31st March 2024	As on 31st March 2024
		Balances with Revenue Authorities	-	-
		Prepaid Insurance	41,331	-
		Accrued Interest on Fixed Deposit	62,214	65,644
		Total	1,03,545	65,644

[Signature]

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MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2025

		(Amount in Rs.)	
16	Revenue from operations	Year Ended 31st March 2025	Year Ended 31st March 2024
	Revenue Recognised as per POCM	25,15,69,431	28,47,08,453
	Other Operating Revenue	36,17,043	48,02,815
	Total	25,51,86,474	28,95,11,268
17	Other income	Year Ended 31st March 2025	Year Ended 31st March 2024
	Interest on Fixed Deposits	3,71,404	5,56,908
	Interest From Loans	24,288	13,673
	Total other income	3,95,691	5,70,581
18	Construction Cost Incurred during the year	Year Ended 31st March 2025	Year Ended 31st March 2024
	Purchase of Construction Material	5,14,58,715	9,92,57,785
	Labour Charges	6,49,43,509	7,97,24,443
	Other Direct Expenses	3,33,48,284	4,29,79,258
	Total	14,97,50,508	22,19,61,485
19	Changes in Inventories work-in-progress	Year Ended 31st March 2025	Year Ended 31st March 2024
	Opening Work-in-Progress	24,90,29,055	27,82,98,516
	Add: Construction Cost incurred during the Year	14,97,50,508	22,19,61,485
	Less: Cost Recognized as per POCM	(22,32,13,273)	(25,12,30,946)
	Closing Work-in-Progress	17,55,66,289	24,90,29,055
	Changes in Inventories of work-in-progress	7,34,62,765	2,92,69,461
20	Employee benefits expense	Year Ended 31st March 2025	Year Ended 31st March 2024
	Salaries, wages, bonus and other allowances	20,66,847	24,07,099
	Contribution to provident and other funds	2,75,926	3,46,469
	Staff welfare expenses	5,33,426	1,57,063
	Total Employee benefits expense	28,76,199	29,10,631
21	Finance costs	Year Ended 31st March 2025	Year Ended 31st March 2024
	Interest Expense	10,49,665	1,64,214
	Bank Charges	12,784	30,520
	Total Finance cost	10,62,449	1,94,734
22	Depreciation and amortization expense	Year Ended 31st March 2025	Year Ended 31st March 2024
	On tangible assets	4,68,785	5,56,623
	Total Depreciation and amortization expense	4,68,785	5,56,623

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MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319
Notes forming part of the Financial Statements for the year ended, 31st March, 2025

23	Other Expenses	(Amount in Rs.)	
		Year Ended 31st March 2025	Year Ended 31st March 2024
	Rent	3,35,156	3,24,000
	Administration Expense	14,67,327	-
	Insurance	66,184	6,934
	Repairs and maintenance - Machinery	1,26,168	1,20,380
	Promotional Expenses	43,07,503	32,76,290
	Statutory interest & penalties	72,745	71,013
	Professional Services	44,54,849	89,61,137
	Auditor's remuneration	55,000	55,000
	Customer Relation	14,35,340	-
	Printing and stationery	1,05,095	1,26,941
	Registration Service Charges	-	11,661
	Miscellaneous expenses	8,606	26,942
	Community Welfare Exp	-	25,000
	Rates and Taxes	16,662	31,380
	Firm Professional Tax	12,370	2,500
	Internet Charges/Telephone Charges	28,876	42,414
	Bad Debits - Credits Written Off	-	13,383
	Maintenance Charges for Model Flats	1,59,700	1,49,400
	Hire Charges	-	2,00,100
	Postage and Courier Charges	5,084	-
	Consultancy Charges	90,000	-
	Petrol and Fuel Charges	5,637	-
	Total	1,27,52,302	1,34,44,475

(M)

MODI REALTY MALLAPUR LLP
LLP IN : AAL-1319

24 Other Disclosures

(i) **Disclosure of revenue and cost under POCM method:**

The percentage of work completed under the project upto 31-3-2025 is 86.56 Which is determined with reference to the proportion of project cost incurred for work performed upto Balance Sheet date bear to the estimated total cost of project. The details of revenue recognized and cost recognized accordingly is as under

Particulars	(Amount in Rs.)	
	FY 2024-25	FY 2023-24
Estimated Cost	1,39,15,70,807	1,38,29,30,807
Cost incurred during the year	14,97,50,508	22,19,61,485
Cumulative cost	1,20,45,01,031	1,05,47,50,523
POCM%	86.56	76.27
Revenue recognized during the year	25,15,69,431	28,47,08,453
Cumulative Revenue recognized	1,18,90,89,736	93,75,20,305
Cost recognized during the year	22,32,13,273	25,12,30,946
Cumulative Cost recognized	1,02,89,34,741	80,57,21,468
Gross Profit recognized during the year	2,83,56,158	3,34,77,507
Cumulative Gross profit recognized	16,01,54,995	13,17,98,837
Opening WIP	24,90,29,055	27,82,98,516
Closing WIP	17,55,66,289	24,90,29,055
Excess of revenue recognised over actual bills raised (unbilled revenue).	12,96,50,693	20,30,27,552

- (ii) Expenses not supported by external evidences as taken as certified and authenticated by the management.
- (iii) Balances standing to debit/credit to various accounts are subject to confirmation.

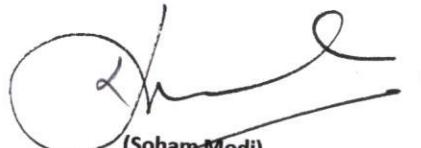
As per our report of even date

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



CA Pranay Mehta
M No : 233650
(Partner)
Place: Hyderabad
Date: 28-09-2025
UDIN: 25233650BMMMAQ05610

For MODI REALTY MALLAPUR LLP



(Sohan Modi)
Designated Partner
DIN:00522546



(Anand Mehta)
Designated Partner
DIN:01314936



INCOME TAX DEPARTMENT

Challan Receipt

ITNS No. : 280



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

PAN	AAEFM1459R
Name	MODI REALTY MALLAPUR 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.)	₹ 60,09,410
Amount (in words)	Rupees Sixty Lakh Nine Thousand Four Hundred Ten Only
CIN	25102700160491RBIS
Mode of Payment	RTGS/NEFT
Bank Name	RBIS
Bank Reference Number	20251030183145490759
Date of Deposit	30-Oct-2025
BSR code	6939001
Challan No	11232
Tender Date	30/10/2025

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 46,04,361
B	Surcharge	₹ 5,52,523
C	Cess	₹ 2,06,275
D	Interest	₹ 6,46,251
E	Penalty	₹ 0
F	Others	₹ 0
Total (A+B+C+D+E+F)		₹ 60,09,410
Total (In Words)		Rupees Sixty Lakh Nine Thousand Four Hundred Ten Only

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