

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT <small>[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)</small>				Assessment Year		
PAN		AABCM4761E			2025-26	
Name		MODI PROPERTIES PRIVATE LIMITED				
Address		5-4-187/ 3AND4, 3RD FLOOR, SOHAM MANSION, MG ROAD, RANIGUNJ, SECUNDERABAD, 36-Telangana, 91-INDIA, 500003				
Status		7-Private company	Form Number	ITR-6		
Filed u/s		139(1)-On or before due date	e-Filing Acknowledgement Number	672749241281125		
Taxable Income and Tax Details	Current Year business loss, if any			1	0	
	Total Income			1A	8,23,94,200	
	Book Profit under MAT, where applicable			2	0	
	Adjusted Total Income under AMT, where applicable			3	0	
	Net tax payable			4	1,40,61,071	
	Interest and Fee Payable			5	4,23,225	
	Total tax, interest and Fee payable			6	1,44,84,296	
	Taxes Paid			7	1,46,56,937	
	(+/-) Tax Payable /(-) Refundable (6-7)			8	(-) 1,72,640	
	Accrued Income as per section 115TD			9	0	
Accrued Income and Tax Detail	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 <u>SOHAM MODI</u> in the capacity of <u>Managing Director</u> having PAN <u>ABMPM6725H</u> from IP address <u>106.222.235.54</u> on <u>28-Nov-2025 16:02:11</u> at <u>SECUNDERABAD</u> (Place) DSC SI.No & Issuer <u>3097367</u> & <u>541953218203CN=Capricorn Sub CA for Individual DSC 2022,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN</u>					
	System Generated					
Barcode/QR Code		<u>AABCM4761E06672749241281125c8fbe4317bb5f3300ce8d99f2a297c1f98f419de</u>				
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU						

Name Of Assessee	: Modi Properties Private Limited		
PAN	: AABCM4761E		
Office Address	: 5-4-187/ 3and4, 3rd Floor, Soham Mansion, Mg Road, Ranigunj, Secunderabad, Telangana-500003		
Status	: PUB NOT INT (PRIVATE LTD)	Assessment Year	: 2025 - 2026
Ward No	: DCIT/ACIT, CIR-16(2),HYD	Financial Year	: 2024 - 2025
D.O.I.	: 28/06/1994		
Phone No.	: 0-0	Mobile No.	: 9866671123
Email Address	: ebanking@modiproperties.com		
Name Of Bank	: Yes Bank		
MICR CODE	: 500532002		
IFSC CODE	: YESB0000097		
Address	: Begumpet, Secundrabad		
Account No.	: 009763700001633 [Validated (Account Valid And Open)]		
Opted For Taxation U/s	: Yes		
115BAA			
Return	: ITR-6 : ORIGINAL (FILING DATE : 28/11/2025 & NO. : 672749241281125)		
Import Date	: AIS : 26-11-2025 11:42 AM	TIS : 26-11-2025 11:43 AM	26AS : 26-11-2025 11:46 AM
Computation Date	: 28-11-2025 04:09 PM		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business Or Profession 89,35,455

Modi Properties Pvt Ltd

Profit Before Tax As Per Profit And Loss Account 7,79,12,609

Add :

Depreciation Disallowed 22,61,499

Expenses Related To Exempt Income Other Than Disallowed U/s 32,37,151

14a

Disallowled U/s 36 88,272

Disallowled U/s 37 8,41,549

Disallowled U/s 40 3,14,486 67,42,957

8,46,55,566

Less :

Fdr Interest 6,92,363

Interest Received - Unsecured Loans 1,13,37,004

Profit On Sale Of Shares 6,14,26,628

Dividend Received 351

Profit On Sale Of Shares 2,491

Allowed Depreciation 22,61,274 -7,57,20,111

89,35,455

Income From Firm : Aedis Developers LLP

Profit 5,75,719

Less: Profit Exempt U/s 10(2A) -5,75,719

Income From Firm : Mehta And Modi Realty Kowkur LLP

Profit 7,92,232

Less: Profit Exempt U/s 10(2A) -7,92,232

Income From Firm : Modi Realty Mallapur LLP

Profit 43,88,278

Less: Profit Exempt U/s 10(2A) -43,88,278

<u>Income From Firm : Paramount Builders</u>	
Profit	5,64,071
Less: Profit Exempt U/s 10(2A)	<u>-5,64,071</u>
<u>Income From Firm : Modi Consultancy Services</u>	
Profit	11,47,078
Less: Profit Exempt U/s 10(2A)	<u>-11,47,078</u>
<u>Income From Firm : N Square Lifesciences LLP</u>	
Profit	36,71,685
Less: Profit Exempt U/s 10(2A)	<u>-36,71,685</u>
<u>Capital Gains</u>	6,14,29,022
Short Term Capital Gain @ 20% On Listed Securities (STT Paid)	2,394
Long Term Capital Gain @ 12.5%	<u>6,14,26,628</u>
<u>Income From Other Sources</u>	1,20,29,718
Interest From Time-deposit	6,92,363
Interest On Loan	1,13,37,004
Dividend From Companies	351
Total	<u>1,20,29,718</u>
<u>Gross Total Income</u>	8,23,94,195
<u>Total Income</u>	8,23,94,195
Total Income Rounded Off U/s 288A	8,23,94,200
<u>COMPUTATION OF TAX ON TOTAL INCOME</u>	
Tax On Rs. 2,09,65,178 @ 22%	46,12,339
Tax On Short Term Listed Securities U/s 111A Rs. 2,394 @ 20%	479
Tax U/s 112 @ 12.5% On Ltcg Rs. 6,14,26,628	<u>76,78,328</u>
	<u>1,22,91,146</u>
Add: Surcharge @ 10%	<u>12,29,115</u>
Add: Health And Education Cess @ 4%	<u>1,35,20,261</u>
	<u>5,40,810</u>
	<u>1,40,61,071</u>
<u>Less Tax Deducted At Source</u>	
Section 194c: Contractors And Sub-contractors	14,976
Section 194: Dividends	36
Section 194a: Other Interest	<u>11,03,746</u>
Section 194i(b): Section 194i(b)	200
Section 194ja: Section 194ja	2,200
Section 194jb: Section 194jb	<u>82,33,670</u>
Section 194r: Section 194r	<u>3,739</u>
	<u>93,58,567</u>
	<u>47,02,504</u>
<u>Add Interest Payable</u>	
Interest U/s 234B	3,76,200
Interest U/s 234C	<u>47,025</u>
	<u>4,23,225</u>
	<u>51,25,729</u>
<u>Less Self Assessment Tax U/s 140A</u>	
6939001 - 01144 - 25-11-2025	<u>52,98,370</u>
	<u>52,98,370</u>
<u>Refundable</u>	
Tax Refundable Rounded Off U/s 288B	<u>(1,72,641)</u>
	<u>(1,72,640)</u>

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	2,09,64,827	2,09,64,827	2,09,64,827	2,09,64,827	2,09,64,827	2,09,64,827
	44AD/44ADA/44AE	0	0	0	0	0	0
	DIVIDEND	0	188	188	188	351	351
	TOTAL NORMAL INCOME	2,09,64,827	2,09,65,015	2,09,65,015	2,09,65,015	2,09,65,178	2,09,65,178
2	LTCG(12.5%)	0	0	0	6,14,26,628	6,14,26,628	6,14,26,628
3	STCG(20%)/STCG 111A	0	0	2,394	2,394	2,394	2,394
	TOTAL SPECIAL INCOME	0	0	2,394	6,14,29,022	6,14,29,022	6,14,29,022
	*TOTAL INCOME	2,09,64,827	2,09,65,015	2,09,67,409	8,23,94,037	8,23,94,200	8,23,94,200

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	46,12,262	46,12,303	46,12,303	46,12,303	46,12,339	46,12,339
2	TAX ON LTCG/ DIVIDEND(20%)	0	0	479	479	479	479
3	TAX ON LTCG(12.5%)	0	0	0	76,78,328	76,78,328	76,78,328
	TOTAL TAX	46,12,262	46,12,303	46,12,782	1,22,91,110	1,22,91,146	1,22,91,146
	TAX + SURC + HECESS	52,76,428	52,76,475	52,77,023	1,40,61,031	1,40,61,072	1,40,61,072
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	93,58,568	93,58,568	93,58,568	93,58,568	93,58,568	93,58,568
	BALANCE TAX	0	0	0	47,02,463	47,02,504	47,02,504
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	0	0	0	47,02,463	47,02,504	47,02,504

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	Amount	Gross Amount		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)=(4-9)	(11)
Ist	15-06-2024	15%	0	12%	0	-	0	0	0	0
IIInd	15-09-2024	45%	0	36%	0	-	0	0	0	0
IIIRD	15-12-2024	75%	0	75%	0	-	0	0	0	0
IVth	15-03-2025	100%	47,02,504	100%	47,02,504	-	0	0	47,02,504	47,025

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account	Status
Kotak Mahindra Bank Limited Somajiguda - Hyderabad	KKBK0000552	1814131065	Current	
Kotak Mahindra Bank Limited Somajiguda - Hyderabad	KKBK0000552	5912948563	Current	
Kotak Mahindra Bank Limited Somajiguda - Hyderabad	KKBK0000552	1814996053	Current	
Icici Bank Limited Hyderabad - M G Road Andhra Pradesh	ICIC0001121	112105001854	Current	
Yes Bank Marredpally, Secunderabad	YESB0001070	107063700000167	Current	
Kotak Mahindra Bank Limited Somajiguda - Hyderabad	KKBK0000552	1814597458	Current	
Yes Bank Marredpally, Secunderabad	YESB0001070	00977240000060	Current	

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2024	Addition		Deduction	Total	Dep for the Year			WDV as on 31/03/2025
			More than 180 Days (Before 04-10-24)	Less than 180 Days (On or After 04-10-24)			Normal	Additional	Total	
			Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	

BLUIDING & STRUCTURE	10%	28,93,401.00	0.00	0.00	0.00	28,93,401.00	2,89,340.10	-	0.00	2,89,340.00	26,04,061.00
<u>FURNITURE AND FIXTURE</u>											
FURNITURE AND FIXTURES	10%	1,14,399.00	0.00	0.00	0.00	1,14,399.00	11,439.90	-	0.00	11,440.00	1,02,959.00
<u>COMPUTERS</u>											
COMPUTER	40%	10,29,999.00	0.00	0.00	0.00	10,29,999.00	4,11,999.60	-	0.00	4,12,000.00	6,17,999.00
<u>PLANT AND MACHINARY</u>											
OTHER PLANT AND MACHINERY	15%	1,03,23,296.00	0.00	0.00	0.00	1,03,23,296.00	15,48,494.40	-	0.00	15,48,494.00	87,74,802.00
Total		1,43,61,095.00	0.00	0.00	0.00	1,43,61,095.00	22,61,274.00		0.00	22,61,274.00	1,20,99,821.00

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
---------	--	----------------------	-----------------------	--------------------	---------	------------------------------	---------

194 : Dividends

1. CALI01639B	ITC LIMITED	351	36	Nil	36	Nil
---------------	-------------	-----	----	-----	----	-----

194A : Other Interest

1. HYDA30058A	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	12,19,820	1,21,982	Nil	1,21,982	Nil
2. HYDB06032F	CRESCENTIA LABS PRIVATE LIMITED	2,22,577	22,257	Nil	22,257	Nil
3. HYDD07947C	DR NRK BIO-TECH PRIVATE LIMITED	80,78,909	8,74,473	Nil	8,74,473	Nil
4. HYDG20339E	N SQUARE BIOTECH PRIVATE LIMITED	72,960	7,296	Nil	7,296	Nil
5. HYDJ03195D	HARITAH GLOBAL PRIVATE LIMITED	11,372	1,137	Nil	1,137	Nil
6. HYDM00010D	MEERA & CEIKO PUMPS PVT.LTD	92,466	9,247	Nil	9,247	Nil
7. MUMY02084F	YES BANK LIMITED	6,73,516	67,354	Nil	67,354	Nil
Total (Section)		1,03,71,620	11,03,746	Nil	11,03,746	Nil

194C : Contractors and sub-contractors

1. HYDA30058A	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	1,63,298	3,266	Nil	3,266	Nil
2. HYDI08213C	INVENTOPOLIS LLP	4,176	418	Nil	418	Nil
3. HYDM09450A	MODI BUILDERS METHODIST COMPLEX	17,360	1,736	Nil	1,736	Nil
4. HYDM15578D	MEHTA & MODI REALTY (SURYAPET) LLP	1	1	Nil	1	Nil
5. HYDM17541G	MODI REALTY GENOME VALLEY LLP	57,768	5,777	Nil	5,777	Nil
6. HYDM23714F	MAY FLOWER PLATINUM WELFARE ASSOCIATION	10,000	1,000	Nil	1,000	Nil
7. HYDP04722E	PARAMOUNT ESTATES	1,000	100	Nil	100	Nil
8. HYDS36828B	VERDANT CORPORATION PRIVATE LIMITED	16,786	1,678	Nil	1,678	Nil
9. HYDS72546F	SILVER OAK WELFARE ASSOCIATION	10,000	1,000	Nil	1,000	Nil
Total (Section)		2,80,389	14,976	Nil	14,976	Nil

194I(B) : SECTION 194I(B)

1. HYDM18720C	MC MODI EDUCATIONAL TRUST	2,000	200	Nil	200	Nil
---------------	---------------------------	-------	-----	-----	-----	-----

194JA : SECTION 194JA

1. HYDG33565A	GULMOHAR WELFARE ASSOCIATION	15,000	1,500	Nil	1,500	Nil
2. HYDM02322F	SILVER OAK REALTY	2,000	200	Nil	200	Nil
3. HYDN11611F	N SQUARE LIFESCIENCES LLP	5,000	500	Nil	500	Nil
Total (Section)		22,000	2,200	Nil	2,200	Nil

194JB : SECTION 194JB

1. HYDA23565D	AEDIS DEVELOPERS LLP	25,000	2,500	Nil	2,500	Nil
2. HYDA28354E	AVR GULMOHAR WELFARE ASSOCIATION	60,000	6,000	Nil	6,000	Nil
3. HYDA30058A	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	1,35,488	13,549	Nil	13,549	Nil
4. HYDA30090E	AMTZ MEDPOLIS SQUARE 2772 PRIVATE LIMITED	36,000	3,600	Nil	3,600	Nil
5. HYDA30095C	AMTZ MEDPOLIS SQUARE 1881 PRIVATE LIMITED	36,000	3,600	Nil	3,600	Nil
6. HYDA30100A	AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED	1,03,82,275	10,38,231	Nil	10,38,231	Nil
7. HYDA30117D	AMTZ MEDPOLIS SQUARE 702 PRIVATE LIMITED	24,000	2,400	Nil	2,400	Nil
8. HYDA30129B	AMTZ MEDPOLIS SQUARE 3663 PRIVATE LIMITED	24,000	2,400	Nil	2,400	Nil
9. HYDA30130C	AMTZ MEDPOLIS SQUARE 801 PRIVATE LIMITED	58,60,657	5,86,065	Nil	5,86,065	Nil
10. HYDA30154F	AMTZ MEDPOLIS SQUARE 7227 PRIVATE LIMITED	36,000	3,600	Nil	3,600	Nil
11. HYDB03044G	B AND C ESTATES	5,000	500	Nil	500	Nil
12. HYDB06032F	CRESCENTIA LABS PRIVATE LIMITED	77,13,579	7,71,360	Nil	7,71,360	Nil
13. HYDB12985A	BIPOLIS GV LLP	28,17,776	2,81,783	Nil	2,81,783	Nil
14. HYDD00983D	DILPREET TUBES PVT LTD	29,08,180	2,90,817	Nil	2,90,817	Nil
15. HYDD07947C	DR NRK BIO-TECH PRIVATE LIMITED	81,67,511	8,16,751	Nil	8,16,751	Nil
16. HYDE04500G	EAST SIDE RESIDENCY ANNOJIGUDA LLP	93,000	3,000	Nil	3,000	Nil

17.	HYDG05603D	GREENWOOD ESTATES	12,000	1,200	Nil	1,200	Nil
18.	HYDG17575F	GV RESEARCH CENTERS PRIVATE LIMITED	1,05,80,479	10,58,575	Nil	10,58,575	Nil
19.	HYDG20339E	N SQUARE BIOTECH PRIVATE LIMITED	36,000	3,600	Nil	3,600	Nil
20.	HYDG31307D	GV CONNECT ASSOCIATION	12,000	1,200	Nil	1,200	Nil
21.	HYDG33565A	GULMOHAR WELFARE ASSOCIATION	45,000	4,500	Nil	4,500	Nil
22.	HYDG33586A	GREENWOOD WELFARE ASSOCIATION	60,000	6,000	Nil	6,000	Nil
23.	HYD108213C	INVENTOPOLIS LLP	29,94,558	2,99,455	Nil	2,99,455	Nil
24.	HYD103195D	HARITAH GLOBAL PRIVATE LIMITED	6,95,798	69,588	Nil	69,588	Nil
25.	HYDK03121G	KADAKIA AND MODI HOUSING	29,250	2,925	Nil	2,925	Nil
26.	HYDM02322F	SILVER OAK REALTY	10,000	1,000	Nil	1,000	Nil
27.	HYDM02323G	M/S MODI VENTURES	12,000	1,200	Nil	1,200	Nil
28.	HYDM02721F	MODI AND MODI CONSTRUCTIONS	2,000	200	Nil	200	Nil
29.	HYDM04919F	MODI HOUSING PRIVATE LIMITED	48,67,860	4,86,853	Nil	4,86,853	Nil
30.	HYDM09450A	MODI BUILDERS METHODIST COMPLEX	1,32,119	13,212	Nil	13,212	Nil
31.	HYDM14029B	MODI FARM HOUSE (HYDERABAD) LLP	1,06,343	10,634	Nil	10,634	Nil
32.	HYDM14492C	MODY CONSULTANCY SERVICES	37,580	3,758	Nil	3,758	Nil
33.	HYDM14910A	MODI REALTY (MIRYALAGUDA) LLP	11,62,209	1,16,221	Nil	1,16,221	Nil
34.	HYDM14922F	MODI REALTY SIDDIPET LLP	30,000	3,000	Nil	3,000	Nil
35.	HYDM15578D	MEHTA & MODI REALTY (SURYAPET) LLP	1,42,868	14,286	Nil	14,286	Nil
36.	HYDM17540F	MODI REALTY POCHARAM LLP	65,71,340	6,57,166	Nil	6,57,166	Nil
37.	HYDM17541G	MODI REALTY GENOME VALLEY LLP	24,46,031	2,44,607	Nil	2,44,607	Nil
38.	HYDM17542A	MODI REALTY VIKARABAD LLP	78,000	7,800	Nil	7,800	Nil
39.	HYDM17683B	MODI REALTY MALLAPUR LLP	57,33,310	5,73,331	Nil	5,73,331	Nil
40.	HYDM18545C	MODI REALTY MURAHARI PALLY LLP	29,500	2,950	Nil	2,950	Nil
41.	HYDM18720C	MC MODI EDUCATIONAL TRUST	11,000	1,100	Nil	1,100	Nil
42.	HYDM19819C	MEHTA & MODI REALTY KOWKUR LLP	19,94,592	1,99,454	Nil	1,99,454	Nil
43.	HYDM20424F	MODI & MODI REALTY HYDERABAD PRIVATE LIMITED	36,000	3,600	Nil	3,600	Nil
44.	HYDM20583D	MATRIX REAL ESTATES CONSULTANTS LLP	30,000	3,000	Nil	3,000	Nil
45.	HYDM23714F	MAY FLOWER PLATINUM WELFARE ASSOCIATION	85,067	8,506	Nil	8,506	Nil
46.	HYDM23715G	MODI REALTY LG MALAKPET LLP	58,500	5,850	Nil	5,850	Nil
47.	HYDM23716A	MODI REALTY CREATOPOLIS LLP	30,000	3,000	Nil	3,000	Nil
48.	HYDM24995F	MODI GV VENTURES LLP	39,39,275	3,94,426	Nil	3,94,426	Nil
49.	HYDM25043E	MODI REALTORS GV HYDERABAD LLP	30,000	3,000	Nil	3,000	Nil
50.	HYDM28166F	MANILAL MODI CHARITABLE FOUNDATION	8,000	800	Nil	800	Nil
51.	HYDN03561F	NILGIRI ESTATES	6,94,362	69,436	Nil	69,436	Nil
52.	HYDN11611F	N SQUARE LIFESCIENCES LLP	25,500	2,550	Nil	2,550	Nil
53.	HYDP03105E	PARAMOUNT BUILDERS	9,000	900	Nil	900	Nil
54.	HYDP04722E	PARAMOUNT ESTATES	11,002	1,102	Nil	1,102	Nil
55.	HYDS36828B	VERDANT CORPORATION PRIVATE LIMITED	6,90,140	69,026	Nil	69,026	Nil
56.	HYDS42198C	SERENE CONSTRUCTIONS LLP	26,353	2,638	Nil	2,638	Nil
57.	HYDS44301F	SILVER OAK VILLAS LLP	95,000	9,500	Nil	9,500	Nil
58.	HYDS50062F	SUMMIT SALES LLP	56,001	5,601	Nil	5,601	Nil
59.	HYDS72546F	SILVER OAK WELFARE ASSOCIATION	50,000	5,000	Nil	5,000	Nil
60.	HYDS77792B	SERENE WELFARE ASSOCIATION	60,000	6,000	Nil	6,000	Nil
61.	HYDV15989B	VILLA ORCHIDS LLP	29,000	2,900	Nil	2,900	Nil
62.	HYDV22071A	VISTA VIEW LLP	1,93,852	19,384	Nil	19,384	Nil
63.	HYDV24395A	VIGYAN NACHARAM LLP	74,806	7,480	Nil	7,480	Nil
Total (Section)			8,23,88,161	82,33,670	Nil	82,33,670	Nil

194R : SECTION 194R

1.	PNEB10837B	BHARAT PETROLEUM CORPORATION LIMITED	37,326	3,739	Nil	3,739	Nil
		Grand Total	9,31,01,847	93,58,567	Nil	93,58,567	Nil

ALLOWED/DISALLOWED U/S 40

Particulars	Assessment Year	Disallowable Amount (Rs.)	Allowed Amount (Rs.)	Balance Amount (Rs.)
Tds Not Deducted On Aditya Finance	2025-26	1,38,380	-	1,38,380
Tds Not Deducted On Kotak Mahindra Prime Ltd	2025-26	11,273	-	11,273
Tds Not Deducted On Kotak Mahindra Prime Ltd	2025-26	34,859	-	34,859
Tds Not Deducted On Tata Capital	2025-26	1,29,974	-	1,29,974
Total		3,14,486	-	3,14,486

DISALLOWED EXPENSES RELATED TO EXEMPT INCOME

Sr. No.	Particulars	Amount
1	Share of Loss from Firms/LLPs	26,13,442

2	Share of Income Tax	6,23,709
	Total	32,37,151.00

DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Employees Contribution	88,272
	Total	88,272.00

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	TDS Interest / Penalty	44,559
2	GST late fee and Interest	90,990
3	Contribution to CSR Activities	7,00,000
4	Donation	6,000
	Total	8,41,549.00

STATEMENT OF SHORT TERM CAPITAL GAIN TAXABLE @ 20% ON LISTED SECURITIES (STT PAID)

Name of Company	Date of Purchase/Y ear	Date of Sale/Year	Sales Price	Purchase Cost	Transfer Expenses	Amount received u/s 94(7) or 94(8)	Capital Gain
ITC Ltd	14/02/2024	16/09/2024	12,764.05	10,249.21	120.70	0.00	2,394.14
Total			12,764.05	10,249.21	120.70	0.00	2,394.14

STATEMENT OF LONG TERM CAPITAL GAIN ON UNLISTED SECURITIES

CAPITAL GAIN TAXABLE @ 12.5% (WITHOUT INDEXATION BENEFIT)									
Name of Company	Date of Purchase/ Year	Date of Sale/ Year	Sales Price	Purchase Cost (Deductible)	Transfer Expenses	Exempt	Capital Gain	Actual Purchase Cost	FMV on Jan 31, 2018
CRESCENTIA LABS PRIVATE LIMITED	18/12/2021	16/01/2025	6,22,56,628.00	8,30,000.00	0.00	0.00	6,14,26,628.00	8,30,000.00	0.00
Total			6,22,56,628.00	8,30,000.00		0.00	6,14,26,628.00	8,30,000.00	0.00

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

INTEREST FROM TIME-DEPOSIT

Sr No	Particular	Amount
1	FD INTEREST FROM HDFC BANK LIMITED	1,055
2	FD INTEREST FROM KOTAK MAHINDRA BANK LIMITED	17,792
3	FD INTEREST FROM YES BANK LIMITED	6,73,516
Total		6,92,363

Details of Income from Firms in Which the assessee is a Partner

Sr. No.	Name of Firm	PAN of Firm	Whether Firm is liable for Audit?	Whether section 92E is applicable to Firm?	Profit Ratio (%)	Capital Balance	Profit (Amount)	Remuneration	Interest	Expenses	Disalloweed in Firm
1	Aedis Developers LLP	ABPFA0002Q	N	N	50	3,37,34,038	5,75,719	0	0	0	0
2	Alpine Estates	AANFA5250F	N	N	25	24,29,730	0	0	0	0	0
3	B&C Estates	AAHFB7046A	N	N	25	2,47,60,085	0	0	0	0	0
4	Kadakia & Modi Housing	AAHFK8714A	N	N	51	51,96,574	0	0	0	0	0
5	Matrix Real Estate Consultants LLP	ABMFM3648K	N	N	50	1,75,155	0	0	0	0	0

6	Mehta and Modi Realty Kowkur LLP	ABLFM7631F	Y	N	50	7,99,81,848	7,92,232	0	0	0	0
7	Mehta and Modi Realty Thimmapur LLP	ABBFM5494N	N	N	40	1,61,86,190	0	0	0	0	0
8	Modi Realty Mallapur LLP	AAEFM1459R	Y	N	50	-49,00,090	43,88,278	0	0	0	0
9	Modi Realtors GV Hyderabad LLP	ABUFM7974L	N	N	51	71,58,814	0	0	0	0	0
10	Paramount Builders	AAHFP4040N	N	N	50	13,53,102	5,64,071	0	0	0	0
11	Silver Oak Realty	AAJFM0647C	N	N	95	-3,04,480	0	0	0	0	0
12	Summit Builders	AYFS2757C	N	N	50	1,61,445	0	0	0	0	0
13	SUMMIT SALES LLP	ACQFS2044C	N	N	51	74,70,494	0	0	0	0	0
14	Modi Consultancy Services	AAXFM0733F	N	N	24	-1,01,37,518	11,47,078	0	0	0	0
15	Modi Realty Creatopolis LLP	ABRFM8967G	N	N	75	65,03,058	0	0	0	0	0
16	Modi Realty LG Malakpet LLP	ABSFM0938Q	N	N	50	21,93,192	0	0	0	0	0
17	BIOPOLIS GV LLP	ABBFB0324L	N	N	30	1,29,73,065	0	0	0	0	0
18	Inventopolis LLP	AAJFI9632F	N	N	30	10,28,933	0	0	0	0	0
19	AMTZ Medpolis Health Care LLP	AAWFV8245L	N	N	90	48,998	0	0	0	0	0
20	East Side Residency Annojiguda LLP	AAHFE3373P	N	N	75	-25,42,172	0	0	0	0	0
21	Modi Constructions and Realtors LLP	ABJFM5257F	N	N	50	3,64,041	0	0	0	0	0
22	SILVER OAK VILLAS	ADBFS3288A	N	N	10	-53,25,909	0	0	0	0	0
23	N square Lifesciences LLP	AASFN8997M	N	N	0	67,11,47,153	36,71,685	0	0	0	0
	Total					1,11,39,063.00	0.00	0.00	0.00	0.00	

Schedule-SH1 [SHAREHOLDING OF UNLISTED COMPANY]

1. Details of shareholding at the end of the previous year

Sr. No.	Name of the shareholder	Residenti al status in India	Type of share	Others	PAN	AADHAAR	Date of allotment	Number of shares held	Face value per share	Issue Price per share	Amount received
1	SOHAM MODI	Resident	Equity Shares		ABMPM6725H		28/06/1994	9,020	100	100	9,02,000
2	TEJAL MODI	Resident	Equity Shares		ADDPM3623R		28/06/1994	200	100	100	20,000
	Total							9,220.00			9,22,000.00

Schedule-AL1 [Assets and liabilities as at the end of the year]

B. Details of land or building or both not being in the nature of residential house

Sr. No.	Address	Pin code	Date of acquisition	Cost of acquisition	Purpose for which used
1	5-4-187/3&4/7/B, SOHAM MANSION, 3RD FLOOR, M.G. ROAD, SECUNDERABAD	500003	01/04/2019	49,00,000	Own Office
2	SY.NO 1139,SHAMIRPET VILLAGE,HYDERABAD	500078	10/01/2021	43,60,000	Stock in trade
	Total			92,60,000	

C. Details of listed equity shares

Sr. No.	Opening balance			Shares acquired during the year			Shares transferred during the year			Closing balance		
	No. of shares	Type of shares	Cost of acquisition	No. of shares	Type of shares	Cost of acquisition	No. of shares	Type of shares	Sale consideration	No. of shares	Type of shares	Cost of acquisition
1	25	Equity Shares	10,259.56	25	Equity Shares	12,784.29	25	Equity Shares	12,751.05	25	Equity Shares	12,784.29
Total	25		10,259.56	25		12,784.29	25		12,751.05	25		12,784.29

D. Details of unlisted equity shares

Sr. No.	Name of Company	PAN	Opening balance		Shares acquired during the year					Shares transferred during the year		Closing balance	
			No. of shares	Cost of acquisition	No. of shares	Date of subscription / purchase	Face value per share	Issue price per share (in case of fresh issue)	Purchase price per share (in case of purchase from existing shareholder)	No. of shares	Sale consideration	No. of shares	Cost of acquisition
1	MODI HOUSING PVT LTD	AADCM5906D	10,400	1,57,04,000	0		0	0	0	0	0	10,400	1,57,04,000
2	GV RESEARCH CENTRES PRIVATE LIMITED	AAHCG4562D	7,72,922	90,20,000	0		0	0	0	0	0	7,72,922	90,20,000
3	N SQUARE BIOTECH PRIVATE LIMITED	AAICG1290M	5,000	50,000	0		0	0	0	0	0	5,000	50,000
4	CRESCENTIALABS PVT. LTD.	AADCB2608M	10,000	8,30,000	0		0	0	0	10,000	6,22,56,628	0	0
5	GVRX FACILITIES MANAGEMENT SERVICES PVT. LTD.	AAICG9503B	24	240	0		0	0	0	0	0	24	240
6	DR. NRK BIOTECH PVT. LTD.	AACCD2775Q	6,02,750	52,23,500	0		0	0	0	2,41,100	24,11,000	3,61,650	28,12,500

7	AMTZ MEDPOLIS SQUARE PRIVATE LIMITED	AAXCA5159L	9,999	99,990	0	0	0	0	0	0	9,999	99,990	
	Total		14,11,095	3,09,27,730	0					2,51,100	6,46,67,628. 00	11,59,995 00	2,76,86,730. 00

E. Details of other securities

Sr. No.	Type of securities	Others	Whether listed or unlisted	Opening balance		Securities acquired during the year					Securities transferred during the year		Closing balance	
				No. of securities	Cost of acquisition	No. of securities	Date of subscription / purchase	Face value per share	Issue price per security (in case of fresh issue)	Purchase price per security (in case of purchase from existing shareholder)	No. of securities	Sale consideration	No. of securities	Cost of acquisition
1	Preference Shares		Unlisted	10,00,000	1,00,00,000	0		0	0	0	0	0	10,00,000	1,00,00,000
	Total			10,00,000	1,00,00,000.00	0					0	0	10,00,000	1,00,00,000.00

F. Details of capital contribution to other entity

Sr. No.	Name of entity	PAN	Opening balance	Amount contributed during the year	Amount withdrawn during the year	Amount of profit/loss/ dividend/ interest debited or credited during the year	Closing balance
1	AEDIS DEVELOPERS LLP	ABPFA0002Q	45,31,367	3,92,48,456	1,06,21,503	5,75,719	3,37,34,039
2	ALPINE ESTATES	AANFA5250F	24,74,177	0	0	-44,897	24,29,280
3	B&C ESTATES	AAHFB7046A	2,48,04,255	0	0	-44,170	2,47,60,085
4	KADAKIA & MODI HOUSING	AAHFK8714A	54,81,088	30,000	0	-3,14,514	51,96,574
5	MATRIX REALTY ESTATES CONSULTANTS LLP	ABMFM3648K	5,65,237	0	0	-3,90,082	1,75,155
6	MEHTA AND MODI REALTY KOWKUR LLP	ABLFM7631F	7,40,99,616	1,60,90,000	1,10,00,000	7,92,232	7,99,81,848
7	MEHTA AND MODI REALTY THIMMAPUR LLP	ABBFM5494N	1,51,44,539	11,25,000	0	-85,869	1,61,83,670
8	MODI REALTY MALLAPUR LLP (OPENING BALANCE IS -3109534 CLOSING BALANCE IS -7700090)	AAEFM1459R	0	1,25,000	91,03,834	43,88,278	0
9	MODI REALTORS GV HYDERABAD LLP	ABUFM7974L	71,30,445	55,000	0	-26,631	71,58,814
10	PARAMOUNT BUILDERS	AAHFP4040N	1,56,54,547	1,34,90,172	2,83,55,689	5,64,070	13,53,100
11	SILVER OAK REALTY (CLOSING BALANCE IS -304481)	AAJFM0647C	10,27,121	1,51,903	13,75,000	-1,08,505	0
12	SUMMIT BUILDERS	AAYFS2757C	1,67,674	0	0	-6,229	1,61,445
13	SUMMIT SALES LLP (CLOSING BALANCE IS -12797401)	ACQFS2044C	74,70,494	1,43,64,444	3,35,35,695	-10,96,645	0
14	MODI CONSULTANCY SERVICES (CLOSING BALANCE IS	AAXFM0733F	5,51,21,723	0	6,64,06,319	11,47,078	0

	-10137518							
15	MODI REALTY CREATOPOLIS LLP	ABRFLM8967G	65,47,419	5,000	10,022	-39,339	65,03,058	
16	MODI REALTY LG MALAKPET LLP	ABSFML0938Q	21,31,100	1,20,000	0	-57,908	21,93,192	
17	BIOPOLIS GV LLP	ABBFB0324L	3,98,47,568	4,01,85,000	6,70,09,554	-49,950	1,29,73,064	
18	INVENTOPOLIS LLP	AAJFI9632F	20,87,165	0	10,02,741	-55,490	10,28,933	
19	AMTZ MEDPOLIS HEALTH CARE LLP (CLOSING BALANCE IS -48998)	AAWFV8245L	45,638	40,000	0	-1,34,636	0	
20	EASTISIDE RESIDENCY ANNOJIGUDA LLP (OPENING BALANCE IS -2600436 AND CLOSING BALANCE IS -2542172)	AAHFE3373P	0	1,48,013	0	-89,749	0	
21	MODI CONSTRUCTIONS AND REALTORS LLP (OPENING BALANCE IS -1524145)	ABJFMS257F	0	20,49,578	1,50,300	-11,092	3,64,041	
22	SILVER OAK VILLAS LLP (OPENING BALANCE IS -8530366)	ADBFS3288A	0	15,50,60,936	12,02,64,705	-57,736	2,62,08,129	
23	N SQUARE LIFESCIENCES LLP	AABCL4131D	0	10,39,35,468	4,04,60,000	36,71,685	6,71,47,153	
	Total		26,43,31,173	38,62,23,970	38,92,95,362	85,25,620	28,75,51,580	

G. Details of Loans & Advances to any other concern (If money lending is not assessee's substantial business)

Sr. No.	Name of the person	PAN	Opening balance	Amount received	Amount paid	Interest debited, if any	Closing balance	Rate of interest (%)
1	AMTZ MEDPOLIS SQUARE PVT LTD	AAXCA5159L	76,11,140	9,65,439	6,17,45,439	10,97,841	6,83,91,140	0.07
2	CRESCENTIA LABS PVT LTD	AADCB2608M	8,66,710	2,41,89,572	2,33,22,862	2,14,277	0	0.07
3	DR.N.R.K.BIOTECH PVT LTD	AACCD2775Q	5,34,09,243	5,75,85,092	11,72,91,321	78,70,261	11,31,15,472	0.07
4	GV RESEARCH CENTERS PVT LTD	AAHCG4562D	1,12,48,871	1,95,21,749	1,96,21,567	8,72,222	1,13,48,689	0.07
5	MEERA & CEIKO PUMPS PVT LTD	AABCM3924F	52,04,966	52,04,966	0	83,219	0	0.13
6	N SQUARE BIOTECH PRIVATE LIMITED	AAICG1290M	5,81,095	5,01,994	14,12,383	65,661	14,91,484	0.07
	Total		7,89,22,025	10,79,68,812	22,33,93,572	1,02,03,481	19,43,46,785	

H. Details of motor vehicle, aircraft, yacht or other mode of transport

Sr. No.	Particulars of asset	Others	Registration number of vehicle	Cost of acquisition	Date of acquisition	Purpose for which used
1	Motor Vehicle		TS10ER2925	54,499	30/11/2019	Own Business Use
2	Motor Vehicle		TS10EP0341	67,93,957	31/12/2017	Own Business Use
3	Motor Vehicle		TS10ER2924	90,99,717	31/08/2018	Own Business Use
4	Motor Vehicle		TS10FA5143	21,93,519	30/09/2021	Own Business Use
5	Motor Vehicle		TS10FB7276	4,67,380	23/03/2022	Own Business Use
6	Motor Vehicle		TS10ED 6007	66,684	09/05/2015	Own Business Use
7	Motor Vehicle		TS10FC7171	8,20,000	21/07/2022	Own Business Use
8	Motor Vehicle		TS10FD0886	5,80,000	24/08/2022	Own Business Use
9	Motor Vehicle		TS10FF7300	18,48,149	19/07/2023	Own Business Use
	Total			2,19,23,905		

J. Details of liabilities (Details of loans, deposits and advances taken from a person other than financial institution)

Sr. No.	Name of the person	PAN	Opening balance	Amount received	Amount paid	Interest credited, if any	Closing balance	Rate of interest (%)
1	SOHAM MODI	ABMPM6725H	8,93,458	0	8,93,458	0	0	0.00
2	TEJAL MODI	ADDPM3623R	11,415	0	11,415	0	0	0.00
3	MODI BUILDERS INFRASTRUCTURE PVT LTD	AAFCM0052Q	1,68,44,923	0	18,19,252	20,21,391	1,86,64,175	0.12
4	LEGACY HOMES INDIA PVT LTD ICD	AASFN8997M	0	35,00,000	3,32,545	3,69,494	38,56,845	0.12
	Total		1,77,49,796	35,00,000	30,56,670	23,90,885	2,25,21,020	

Details of Taxpayer Information Summary

S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/I TR (6)	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(7)=(5)-(6)	(8)	(9)=(8)-(5)	
1	Rent received	House Property		2,000.00	2,000.00	0.00	2,000.00		
2	Dividend	Other Source	194	351.00	351.00	351.00	Nil	351.00	Nil
3	Interest from deposit	Other Source	194A	1,13,75,271.00	1,13,75,271.00	1,20,29,367.00	-6,54,096.00	1,03,71,620.00	-16,57,747.00
4	Sale of land or building	Capital Gain	194IA	8,08,16,000.00	8,08,16,000.00	0.00	8,08,16,000.00	0.00	Nil
5	Sale of securities and units of mutual fund	Capital Gain		12,818.00	12,818.00	12,764.00	54.00		
6	Business receipts	Business		8,17,45,218.00	8,17,45,218.00	12,28,05,613.00	-4,10,60,395.00	8,27,29,876.00	-4,00,75,737.00
7	GST turnover	Profit & Loss A/c		14,39,02,462.00	14,39,02,462.00	12,28,05,613.00	2,10,96,849.00	8,27,29,876.00	-4,00,75,737.00
8	GST purchases	Profit & Loss A/c		1,16,81,282.00	1,16,81,282.00	48,32,625.00	68,48,657.00		
9	Purchase of immovable property			6,24,00,000.00	6,24,00,000.00				
10	Purchase of time deposits			3,06,20,164.00	3,06,20,164.00				
11	Purchase of securities and units of mutual funds			34,60,098.00	34,60,098.00				

MODI PROPERTIES PRIVATE LIMITED
BALANCE SHEET AS ON 31ST DAY OF MARCH, 2025

Source of Funds						
1	Shareholder's fund					
A	Share Capital					
i	Authorised		Ai	10,00,000.00		
ii	Issued, Subscribed and fully Paid up		Aii	9,22,000.00		
iii	Subscribed but not fully paid		Aiii	Nil		
iv	Total (Aii+Aiii)				Aiv	9,22,000.00
B	Reserves and Surplus					
i	Capital Reserve		Bi	Nil		
ii	Capital Redemption Reserve		Bii	Nil		
iii	Securities Premium Account		Biii	Nil		
iv	Debentures Redemption Reserve		Biv	Nil		
v	Revaluation Reserve		Bv	Nil		
vi	Share options outstanding amount		Bvi	Nil		
vii	Other reserve		Bvii	30,00,000.00		
	General Reserve		30,00,000.00			
viii	Surplus i.e. Balance in profit and loss account		Bviii	56,07,64,079.00		
ix	Total (Bi+Bii+Biii+Biv+Bv+Bvi+Bvii+Bviii)				Bix	56,37,64,079.00
C	Money received against share warrants					
D	Total Shareholder's Fund (Aiv+Bix+1C)					
2	Share application money pending allotment					
i	Pending for less than one year		i	Nil		
ii	Pending for more than one year		ii	Nil		
iii	Total (i+ii)				2	Nil
3	Non-current liabilities					
A	Long-term borrowings					
i	Bond/debentures					
a	Foreign currency		ia	Nil		
b	Rupee		ib	Nil		
c	Total (ia+ib)				ic	Nil
ii	Term loans					
a	Foreign currency		iia	Nil		
b	Rupee loans					
	1 From Banks		b1	4,34,560.00		
	2 From others		b2	9,66,92,034.00		

		3 Total (b1+b2)	b3	9,71,26,594.00	
	c	Total (iia+b3)		iic	9,71,26,594.00
iii	Deferred payment liabilities		iii		Nil
iv	Deposits from related parties		iv		Nil
v	Other deposits		v		5,50,000.00
vi	Loans and advances from related parties		vi		Nil
vii	Other loans and advances		vii		Nil
viii	Long term maturities of finance lease obligations		viii		Nil
ix	Total Long term borrowings (ic+iic+iii+iv+v+vi+vii+viii)		3A	9,76,76,594.00	
B	Deferred tax liabilities (net)		3B		Nil
C	Other long-term liabilities				
i	Trade payables	i		Nil	
ii	Others	ii		Nil	
iii	Total Other long-term liabilities (i+ii)		3C		Nil
D	Long-term provisions				
i	Provision for employee benefits	i		Nil	
ii	Others	ii		Nil	
iii	Total (i+ii)		3D		Nil
E	Total Non-current liabilities (3A+3B+3C+3D)		3E	9,76,76,594.00	
4	Current liabilities				
A	Short-term borrowings				
i	Loans repayable on demand				
a	From Banks	ia		Nil	
b	From Non-Banking Finance Companies	ib	4,35,74,858.00		
c	From other financial institutions	ic		Nil	
d	From others	id	38,56,845.00		
e	Total Loans repayable on demand (ia+ib+ic+id)	ie	4,74,31,703.00		
ii	Deposits from related parties	ii		Nil	
iii	Loans and advances from related parties	iii		1,86,64,175.00	
iv	Other loans and advances	iv		Nil	
v	Other deposits	v		Nil	
vi	Total Short-term borrowings (ie+ii+iii+iv+v)	4A	6,60,95,878.00		
B	Trade payables				
i	Outstanding for more than 1 year	i	64,675.00		
ii	Others	ii	9,79,739.00		
iii	Total Trade payables (i+ii)		4B	10,44,414.00	
C	Other current liabilities				
i	Current maturities of long-term debt	i	38,33,332.00		
ii	Current maturities of finance lease obligations	ii		Nil	
iii	Interest accrued but not due on borrowings	iii		Nil	
iv	Interest accrued and due on borrowings	iv	9,07,514.00		
v	Income received in advance	v	11,60,641.00		
vi	Unpaid dividends	vi		Nil	
vii	Application money received for allotment of securities and due for refund and interest accrued	vii		Nil	
viii	Unpaid matured deposits and interest accrued thereon	viii		Nil	
ix	Unpaid matured debentures and interest accrued thereon	ix		Nil	
x	Other payables	x	5,79,38,871.00		
	Advance from Customers		1,45,22,827.00		
	Credit Balance in Partnership Firms/LLPs		3,35,30,659.00		
	Other Payables		17,78,244.00		
	Outstanding Liability for Expenses		38,20,620.00		
	Statutory Dues Payable		42,86,521.00		
xi	Total Other current liabilities (i+ii+iii+iv+v+vi+vii+viii+ix+x)		4C	6,38,40,358.00	
D	Short-term provisions				
i	Provision for employee benefit	i		Nil	
ii	Provision for Income-tax	ii	56,40,311.00		

	iii	Proposed Dividend	iii		Nil	
	iv	Tax on dividend	iv		Nil	
	v	Other	v		Nil	
	vi	Total Short-term provisions (i+ii+iii+iv+v)				
E	Total Current liabilities (4A+4B+4C+4D)			4D	56,40,311.00	
	Total Equity and liabilities (1D+2+3E+4E)			4E	13,66,20,961.00	
				I	79,89,83,634.00	

Application of Funds						
1	Non-current assets					
A	Fixed Assets					
i	Tangible assets					
a	Gross block	ia	2,74,67,409.00			
b	Depreciation	ib	2,01,93,501.00			
c	Impairment losses	ic	Nil			
d	Net block (ia-ib-ic)	id	72,73,908.00			
ii	Intangible assets					
a	Gross block	iia	34,19,929.00			
b	Depreciation	iib	29,77,126.00			
c	Impairment losses	iic	Nil			
d	Net block (iia-iib-iic)	iid	4,42,803.00			
iii	Capital work-in-progress	iii	Nil			
iv	Intangible assets under development	iv	Nil			
v	Total Fixed assets (id+iid+iii+iv)			Av	77,16,711.00	
B	Non-current investments					
i	Investment in property	i	Nil			
ii	Investments in Equity instruments					
a	Listed equities	iia	12,784.00			
b	Unlisted equities	iib	2,76,86,730.00			
c	Total (iia+iib)	iic	2,76,99,514.00			
iii	Investments in Preference shares	iii	1,00,00,000.00			
iv	Investments in Government or trust securities	iv	Nil			
v	Investments in Debenture or bonds	v	Nil			
vi	Investments in Mutual funds	vi	34,47,564.00			
vii	Investments in Partnership firms	vii	28,75,51,580.00			
viii	Others Investments	viii	Nil			
ix	Total Non-current investments(i+iic+iii+iv+v+vi+vii+viii)			Bix	32,86,98,658.00	
C	Deferred tax assets (Net)					C 11,03,228.00
D	Long-term loans and advances					
i	Capital advances	i	Nil			
ii	Security deposits	ii	4,15,21,581.00			
iii	Loans and advances to related parties	iii	Nil			
iv	Other Loans and advances	iv	Nil			
v	Total Long-term loans and advances (i+ii+iii+iv)			Dv	4,15,21,581.00	
vi	Long-term loans and advances included in Dv which is					
a	for the purpose of business or profession	via	4,15,21,581.00			
b	not for the purpose of business or profession	vib	Nil			
c	given to shareholder, being the beneficial owner of share, or to any concern or on behalf/benefit of such shareholder as per section 2(22)(e) of I.T. Act	vic	Nil			
E	Other non-current assets					
i	Long-term trade receivables					
a	Secured, considered goods	ia	Nil			
b	Unsecured, considered goods	ib	Nil			
c	Doubtful	ic	Nil			
d	Total Other non-current assets (ia+ib+ic)	id	Nil			
ii	Others	ii	Nil			
iii	Total (id+ii)			Eiii	Nil	
iv	Non-current assets included in Eiii which is due from shareholder, being the beneficial owner of share, or from any concern or on behalf/benefit of such shareholder as per section 2(22)(e) of I.T. Act	iv	Nil			
F	Total Non-current assets (Av+Bix+C+Dv+Eiii)					1F 37,90,40,178.00
2	Current assets					
A	Current investments					
i	Investment in Equity instruments					

	a	Listed equities	ia	Nil
	b	Unlisted equities	ib	Nil
	c	Total (ia+ib)	ic	Nil
ii		Investment in Preference shares	ii	Nil
iii		Investment in government or trust securities	iii	Nil
iv		Investment in Debenture or bonds	iv	Nil
v		Investment in Mutual funds	v	Nil
vi		Investment in partnership firms	vi	Nil
vii		Other investment	vii	Nil
viii		Total Current investments(ic+ii+iii+iv+v+vi+vii)	Aviii	Nil
B	Inventories			
i		Raw materials	i	Nil
ii		Work-in-progress	ii	84,30,767.00
iii		Finished goods	iii	Nil
iv		Stock-in-trade (in respect of goods acquired for trading)	iv	43,60,000.00
v		Stores and spares	v	Nil
vi		Loose tools	vi	Nil
vii		Others	vii	Nil
viii		Total Inventories (i+ii+iii+iv+v+vi+vii)	Bviii	1,27,90,767.00
C	Trade receivables			
i		Outstanding for more than 6 months	i	2,95,019.00
ii		Others	ii	1,05,53,965.00
iii		Total Trade receivables (i+ii)	Ciii	1,08,48,984.00
D	Cash and cash equivalents			
i		Balance with banks	i	1,08,64,214.00
ii		Cheques, drafts in hand	ii	Nil
iii		Cash in hand	iii	3,40,448.00
iv		Others	iv	Nil
v		Total Cash and cash equivalents (i+ii+iii+iv)	Dv	1,12,04,662.00
E	Short-term loans and advances			
i		Loans and advances to related parties	i	19,51,88,127.00
ii		Others	ii	17,43,55,905.00
iii		Total Short-term loans and advances (i+ii)	Eiii	36,95,44,032.00
iv		Short-term loans and advances included in Eiii which is		
a		for the purpose of business or profession	iva	36,95,44,032.00
b		not for the purpose of business or profession	ivb	Nil
c		given to shareholder, being the beneficial owner of share, or to any concern or on behalf/benefit of such shareholder as per section 2(22)(e) of I.T. Act	ivc	Nil
F	Other current assets			F 1,55,55,011.00
G	Total Current assets (Aviii+Bviii+Ciii+Dv+Eiii+F)			2G 41,99,43,456.00
Total Assets (1F+2G)			II	79,89,83,634.00

MODI PROPERTIES PRIVATE LIMITED

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	3,98,70,473	By Work-in-progress	84,30,767
To Purchases	10,17,625		
To Direct wages	8,50,473		
Direct expenses			
To Other direct expenses	15,72,497	By Cost of Goods Produced	3,48,80,301
TOTAL	4,33,11,068	TOTAL	4,33,11,068

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

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Cost of Goods Produced	3,48,80,301	Sales/Gross Receipts	
To Opening Stock of Finished Goods	43,60,000	By Sale of goods	55,00,000
To Purchases	38,15,000	By Sale of services	11,70,91,32
		By Other operating revenues	7
		Forfieture	2,14,286
To Gross Profit	8,41,10,312	By Closing Stock of Finished Stocks	12,28,05,613
			43,60,000
TOTAL	12,71,65,613	TOTAL	12,71,65,613

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

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
To Power and fuel	41,28,571	By Gross Profit	
To Rents	17,64,812	<u>Other income</u>	
To Repairs to machinery	23,44,968	By Dividend income	351
<u>Compensation to employees</u>		By Interest income	1,20,29,367
To Salaries and wages	3,30,07,756	By Profit on sale of investment	
To Contribution to recognised provident fund	13,87,630	being securities chargeable to Securities Transaction Tax (STT)	6,14,29,119
<u>Insurance</u>		By Any other income	
To Medical Insurance	2,51,138	Share of Profit from Firms/LLP	1,11,39,063
To Other Insurance including factory, office, car, goods etc.	1,89,875	Reimbursement of Car Loan	2,44,356
To Workmen and staff welfare expenses		Misc Income	13
To Sales promotion including publicity (other than advertisement)		Rounding Off	32 1,13,83,464
<u>Professional / Consultancy Fees / Fee for Technical Services</u>			8,48,42,301
To Paid to Others	41,43,549		
To Traveling expenses other than on foreign travelling	68,916		
To Conveyance expenses	24,354		
To Telephone expenses	10,36,978		
To Donation	6,000		
<u>Rates and taxes paid</u>			
To Any other rate, tax, duty or cess incl STT and CTT	10,24,112		
To Audit Fee	3,50,000		
To Other expenses			
Loan processing fee	12,93,232		
Share of Loss From Firms / Lips	26,13,442		
Share of Income Tax	6,23,709		
AMC Charges	3,30,000		
Bank Charges	21,256		
Late fee & Interest on Statutory dues	1,40,906		
Office Expenses	1,12,897		
Printing & Stationery	6,92,175		
ROC Filing Fees	75,400		
Software & Subscriptions	9,83,858		
Charges			
Housing Keeping & Security	35,71,632		
Charges			
Security Charges	4,14,498		
Balance Written Off	43,262		
Transportation Charges	2,08,865		
Electrical	1,210		
Misc. Expenses	3,61,394		
Refreshment Charges	2,34,781		
Automobile & Hire Charges	4,222		
Rendering Charges	2,64,154		
Toll Tax Charges/Fast Tag	204		
Rounded Off	3		
Legal Services	30,910		
Gardening	63,102		
Sundry Purchases	25,229		
News Paper & Periodicals	19,395		

Legal Expenses	17,590		
Postage & Courier	43,208		
ESIC & PF Services	1,80,000		
Computers & Peripherals	1,112		
Office Maintenance	2,94,541		
CSR Expenses	7,00,000		
Interest		1,33,66,187	
To Paid to Others		1,07,71,956	
To Depreciation and amortisation		22,61,499	
To Net Profit		8,90,51,672	
		16,89,52,613	
To Provision for current tax		1,61,60,535	By Net Profit
To Provision for Deferred Tax and deferred liability		-26,366	
To Balance carried to Balance Sheet		7,29,17,503	
TOTAL	8,90,51,672	TOTAL	8,90,51,672

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.	Construction of Residential Complex, Works Contracts Service	Modi properties private limited
2	21008 - OTHER SERVICES - Other services n.e.c.	Administration and Management Services	Modi properties private limited
3	07002 - REAL ESTATE AND RENTING SERVICES - Operating of real estate of self-owned buildings (residential and non-residential)	Purchase and Sale of Buildings and Apartments	Modi properties private limited

SOHAM MODI
(Managing Director)