


<b>INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT</b>				Assessment Year
[Where the data of the Return of Income in Form ITR-1(SAHA)], 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)				2025-26
PAN	AABCM4761E			
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	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0	
	Additional Tax payable u/s 115TD	10	0	
	Interest payable u/s 115TE	11	0	
	Additional Tax and interest payable	12	0	
	Tax and interest paid	13	0	
	(+) Tax Payable /(-) Refundable (12-13)	14	0	
This return has been digitally signed by <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	 <b>AABCM4761E06672749241281125c8fbe4317bb5f3300ce8d99f2a297c1f98f419de</b>			
Barcode/QR Code				
<b>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</b>				

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 115BAA	: Yes		
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 14a	32,37,151	
Disallowed U/s 36	88,272	
Disallowed U/s 37	8,41,549	
Disallowed 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	

**Income From Firm : Paramount Builders**

Profit	5,64,071
Less: Profit Exempt U/s 10(2A)	-5,64,071

**Income From Firm : Modi Consultancy Services**

Profit	11,47,078
Less: Profit Exempt U/s 10(2A)	-11,47,078

**Income From Firm : N Square Lifesciences LLP**

Profit	36,71,685
Less: Profit Exempt U/s 10(2A)	-36,71,685

**Capital Gains**

Short Term Capital Gain @ 20% On Listed Securities (STT Paid)	2,394	6,14,29,022
Long Term Capital Gain @ 12.5%	6,14,26,628	

**Income From Other Sources**

Interest From Time-deposit	6,92,363	1,20,29,718
Interest On Loan	1,13,37,004	
Dividend From Companies	351	
Total	1,20,29,718	

**Gross Total Income**

Total Income	8,23,94,195
Total Income Rounded Off U/s 288A	8,23,94,200

**COMPUTATION OF TAX ON TOTAL INCOME**

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	76,78,328
	1,22,91,146
Add: Surcharge @ 10%	12,29,115
	1,35,20,261
Add: Health And Education Cess @ 4%	5,40,810
	1,40,61,071

**Less Tax Deducted At Source**

Section 194c: Contractors And Sub-contractors	14,976	
Section 194: Dividends	36	
Section 194a: Other Interest	11,03,746	
Section 194i(b): Section 194i(b)	200	
Section 194ja: Section 194ja	2,200	
Section 194jb: Section 194jb	82,33,670	
Section 194r: Section 194r	3,739	93,58,567
		47,02,504

**Add Interest Payable**

Interest U/s 234B	3,76,200	
Interest U/s 234C	47,025	4,23,225
		51,25,729

**Less Self Assessment Tax U/s 140A**

6939001 - 01144 - 25-11-2025	52,98,370	52,98,370
Refundable		(1,72,641)
Tax Refundable Rounded Off U/s 288B		(1,72,640)



### 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
	<b>TOTAL NORMAL INCOME</b>	<b>2,09,64,827</b>	<b>2,09,65,015</b>	<b>2,09,65,015</b>	<b>2,09,65,015</b>	<b>2,09,65,178</b>	<b>2,09,65,178</b>
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
	<b>TOTAL SPECIAL INCOME</b>	<b>0</b>	<b>0</b>	<b>2,394</b>	<b>6,14,29,022</b>	<b>6,14,29,022</b>	<b>6,14,29,022</b>
	<b>*TOTAL INCOME</b>	<b>2,09,64,827</b>	<b>2,09,65,015</b>	<b>2,09,67,409</b>	<b>8,23,94,037</b>	<b>8,23,94,200</b>	<b>8,23,94,200</b>

### INCOME WISE ADVANCE TAX BIFURCATION

SN	Particular	Up To 15/6	Up to 15/9	Up to 15/12	Up to 15/3	Up to 31/3	Total
1	TAX ON NORMAL INCOME	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
	<b>TOTAL TAX</b>	<b>46,12,262</b>	<b>46,12,303</b>	<b>46,12,782</b>	<b>1,22,91,110</b>	<b>1,22,91,146</b>	<b>1,22,91,146</b>
	<b>TAX + SURC + HECESS</b>	<b>52,76,428</b>	<b>52,76,475</b>	<b>52,77,023</b>	<b>1,40,61,031</b>	<b>1,40,61,072</b>	<b>1,40,61,072</b>
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	93,58,568	93,58,568	93,58,568	93,58,568	93,58,568	93,58,568
	<b>BALANCE TAX</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47,02,463</b>	<b>47,02,504</b>	<b>47,02,504</b>
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	<b>ADVANCE TAX LIABILITY</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47,02,463</b>	<b>47,02,504</b>	<b>47,02,504</b>

### ADVANCE TAX INSTALLMENTS

Installment	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
IInd	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	009772400000060	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
								Rate	Amount		
				Rs.	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
FURNITURE AND FIXTURE											
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
COMPUTERS											
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
PLANT AND MACHINERY											
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
<b>194 : Dividends</b>							
1.	CALI01639B	ITC LIMITED	351	36	Nil	36	Nil
<b>194A : Other Interest</b>							
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
<b>194C : Contractors and sub-contractors</b>							
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
<b>194I(B) : SECTION 194I(B)</b>							
1.	HYDM18720C	MC MODI EDUCATIONAL TRUST	2,000	200	Nil	200	Nil
<b>194JA : SECTION 194JA</b>							
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
<b>194JB : SECTION 194JB</b>							
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	BIOPOLIS 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.	HYDI08213C	INVENTOPOLIS LLP	29,94,558	2,99,455	Nil	2,99,455	Nil
24.	HYDJ03195D	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	Disallowed 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
<b>Total</b>		<b>3,14,486</b>	<b>-</b>	<b>3,14,486</b>

#### 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
	<b>Total</b>	<b>32,37,151.00</b>

#### DISALLOWED U/S 36

Sr. No.	Particulars	Amount
1	Employees Contribution	88,272
	<b>Total</b>	<b>88,272.00</b>

#### 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
	<b>Total</b>	<b>8,41,549.00</b>

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

Name of Company	Date of Purchase/Year	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
<b>Total</b>			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
<b>Total</b>			6,22,56,628.00	8,30,000.00	0.00	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
<b>Total</b>		<b>6,92,363</b>

#### 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	Disallowed 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	AAYFS2757C	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	ABBF80324L	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	AAWV8245L	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
	<b>Total</b>						<b>1,11,39,063.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Schedule-SH1 [SHAREHOLDING OF UNLISTED COMPANY]**

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

Sr. No.	Name of the shareholder	Residential 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
	<b>Total</b>							<b>9,220.00</b>			<b>9,22,000.00</b>



**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
	<b>Total</b>			<b>92,60,000</b>	

**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
<b>Total</b>	<b>25</b>		<b>10,259.56</b>	<b>25</b>		<b>12,784.29</b>	<b>25</b>		<b>12,751.05</b>	<b>25</b>		<b>12,784.29</b>

**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	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
	<b>Total</b>			<b>10,00,000</b>	<b>1,00,00,000.00</b>	<b>0</b>					<b>0</b>	<b>0</b>	<b>10,00,000</b>	<b>1,00,00,000.00</b>

#### 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	ABBFMS494N	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	ABRFM8967G	65,47,419	5,000	10,022	-39,339	65,03,058	
16	MODI REALTY LG MALAKPET LLP	ABSF0938Q	21,31,100	1,20,000	0	-57,908	21,93,192	
17	BIOPOLIS GV LLP	ABBF0324L	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)	AAWVFV8245L	45,638	40,000	0	-1,34,636	0	
20	EASTSIDE 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)	ABJFM5257F	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	
	<b>Total</b>		<b>26,43,31,173</b>	<b>38,62,23,970</b>	<b>38,92,95,362</b>	<b>85,25,620</b>	<b>28,75,51,580</b>	

**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	AADC82608M	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
	<b>Total</b>		<b>7,89,22,025</b>	<b>10,79,68,812</b>	<b>22,33,93,572</b>	<b>1,02,03,481</b>	<b>19,43,46,785</b>	

**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
	<b>Total</b>			<b>2,19,23,905</b>		

**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
	<b>Total</b>		<b>1,77,49,796</b>	<b>35,00,000</b>	<b>30,56,670</b>	<b>23,90,885</b>	<b>2,25,21,020</b>	



### Details of Taxpayer Information Summary

Details of Taxpayer Information Summary									
S. N.	Information Category	Income Head	Section	Processed Value	Derived Value	As per Computation/I TR	Difference	As per 26AS	Difference
	(1)	(2)	(3)	(4)	(5)	(6)	(7)=(5)-(6)	(8)	(9)=(8)-(6)
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							
						1C	Nil		
	D	Total Shareholder's Fund (Aiv+Bix+1C)							
						1D	56,46,86,079.00		
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	iaa	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)			
	iii	Deferred payment liabilities	iic	9,71,26,594.00	
	iv	Deposits from related parties	iii	Nil	
	v	Other deposits	iv	Nil	
	vi	Loans and advances from related parties	v	5,50,000.00	
	vii	Other loans and advances	vi	Nil	
	viii	Long term maturities of finance lease obligations	vii	Nil	
	ix	Total Long term borrowings (ic+iic+iii+iv+v+vi+vii+viii)	viii	Nil	
B		Deferred tax liabilities (net)	3A	9,76,76,594.00	
C		Other long-term liabilities	3B	Nil	
	i	Trade payables	i	Nil	
	ii	Others	ii	Nil	
	iii	Total Other long-term liabilities (i+ii)			
D		Long-term provisions	3C	Nil	
	i	Provision for employee benefits	i	Nil	
	ii	Others	ii	Nil	
	iii	Total (i+ii)			
E		Total Non-current liabilities (3A+3B+3C+3D)	3D	Nil	
4		Current liabilities	3E	9,76,76,594.00	
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)			
C		Other current liabilities	4B	10,44,414.00	
	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
			4E		13,66,20,961.00
		Total Equity and liabilities (1D+2+3E+4E)	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				Nil
	iv	Intangible assets under development				Nil
	v	Total Fixed assets (id+iid+iii+iv)				Av77,16,711.00
	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				iii1,00,00,000.00
	iv	Investments in Government or trust securities				ivNil
	v	Investments in Debenture or bonds				vNil
	vi	Investments in Mutual funds				vi34,47,564.00
	vii	Investments in Partnership firms				vii28,75,51,580.00
	viii	Others Investments				viiiNil
	ix	Total Non-current investments(i+iic+iii+iv+v+vi+vii+viii)				Bix32,86,98,658.00
	C	Deferred tax assets (Net)				C11,03,228.00
	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				iiiNil
	iv	Other Loans and advances				ivNil
	v	Total Long-term loans and advances (i+ii+iii+iv)				Dv4,15,21,581.00
	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				iiNil
	iii	Total (id+ii)				EiiiNil
	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)				1F37,90,40,178.00
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.)
<b>Opening Inventory</b>		<b>Closing Stock</b>	
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		
<b>Direct expenses</b>			
To Other direct expenses	15,72,497	By Cost of Goods Produced	3,48,80,301
<b>TOTAL</b>	<b>4,33,11,068</b>	<b>TOTAL</b>	<b>4,33,11,068</b>

#### 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	<u>Sales/Gross Receipts</u>	
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	11,70,91,327
		By Other operating revenues	
		Forfeiture	2,14,286
To Gross Profit	8,41,10,312	By Closing Stock of Finished Stocks	
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	8,41,10,312
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	
		being securities chargeable to	6,14,29,119
To Contribution to recognised provident fund	13,87,630	Securities Transaction Tax (STT)	
<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	4,11,574	Misc Income	13
To Sales promotion including publicity (other than advertisement)	33,61,066	Rounding Off	32
<u>Professional / Consultancy Fees / Fee for Technical Services</u>			1,13,83,464
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 / Llps	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 Charges	35,71,632		
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 Manitenance	2,94,541		
CSR Expenses	7,00,000	1,33,66,187	
<b>Interest</b>			
To Paid to Others		1,07,71,956	
To Depreciation and amortisation		22,61,499	
To Net Profit		8,90,51,672	
		<b>16,89,52,613</b>	<b>16,89,52,613</b>
To Provision for current tax		1,61,60,535	By Net Profit
To Provision for Deferred Tax and deferred liability		-26,366	8,90,51,672
To Balance carried to Balance Sheet		7,29,17,503	
<b>TOTAL</b>		<b>8,90,51,672</b>	<b>TOTAL</b>
			<b>8,90,51,672</b>

### 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)