

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
2020-21

PAN	AAJFM0647C		
Name	SILVER OAK REALTY		
Address	5-4-187/3 AND 4, IIND FLOOR, SOHAM MANSION, , M.G ROAD, SECUNDERABAD, TELANGANA, 500003		
Status	Firm	Form Number	ITR-5
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	919397031281220

Taxable Income and Tax details	Current Year business loss, if any		
	Total Income	1	0
	Book Profit under MAT, where applicable		17216940
	Adjusted Total Income under AMT, where applicable	2	0
	Net tax payable	3	17216940
	Interest and Fee Payable	4	6016288
	Total tax, interest and Fee payable	5	646757
	Taxes Paid	6	6663045
	(+)Tax Payable /(-)Refundable (6-7)	7	6663050
Dividend Distribution Tax details	Dividend Tax Payable	8	0
	Interest Payable	9	0
	Total Dividend tax and interest payable	10	0
	Taxes Paid	11	0
	(+)Tax Payable /(-)Refundable (11-12)	12	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	13	0
	Additional Tax payable u/s 115TD	14	0
	Interest payable u/s 115TE	15	0
	Additional Tax and interest payable	16	0
	Tax and interest paid	17	0
	(+)Tax Payable /(-)Refundable (17-18)	18	0
		19	0

Income Tax Return submitted electronically on 28-12-2020 13:26:14 from IP address 124.123.181.33 and verified by SOHAM MODI

having PAN ABMPM6725H on 28-12-2020 13:26:14 from IP address 124.123.181.33 using

Digital Signature Certificate (DSC).

DSC details: 50455484CN=Capricorn CA 2014,2.5.4.51=#131647352c56494b41532044454550204255494c44494e47,STREET=18,LAXMI NAGAR DISTRICT CENTER,ST=DELHI,2.5.4.17=#1306313130303932,OU=Certifying Authority,O=Capricorn Identity Services Pvt Ltd.,C=IN

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: Silver Oak Realty		
PAN	: AAJFM0647C		
Office Address	: 5-4-187/3 And 4, lind Floor, Soham Mansion, M.g Road, Secunderabad, Telangana-500003		
Status	: FIRM	Assessment Year	: 2020 - 2021
Ward No	: DCIT,C10(1),HYD	Financial Year	: 2019 - 2020
D.O.I.	: 20/08/2002		
Mobile No.	: 9502200911		
Email Address	: accounts@modiproperties.com		
Nature Of Business	: Property Developers		
Name Of Bank	: Hdfc Bank		
Micr Code	: 500240003		
Ifs Code	: Hdfc0000042		
Address	: Hyderabad - Secunderabad		
Account No.	: 00422000011257		
Return	: Original (Filing Date : 28/12/2020 & No. : 919397031281220)		

COMPUTATION OF TOTAL INCOME

Profits And Gains From Business And Profession		19389914
<u>M/s. Silver Oak Realty</u>		
Profit Before Tax As Per Profit And Loss Account		
Add :	20172076	
Depreciation Disallowed		
Disallowed U/s 37	137357	
	117838	255195
		20427271
Less :		
Interest On Unsecured Loans	900000	
Allowed Depreciation	137357	-1037357
		19389914
Income From Other Sources		
Interest From Mody Motors		900000
Total		900000
		900000
Brought Forward Losses Set-off		
Business Losses For The A.y. 2019-20		
Unabsorbed Depreciation For The A.y. 2019-20 From :		-2906703
Business Income		
Gross Total Income		-166274
Total Income		17216937
Total Income Rounded Off U/s 288A		17216937
		17216940

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 17216940 @ 30%		5165082
Add: Surcharge @ 12%		5165082
		619810
Add: Health And Education Cess @ 4%		5784892
		231396
		6016288
Less Tax Deducted At Source		
Section 194a: Other Interest		
Section 194-ia: Tds On Sale Of Immovable Property	90000	
	778150	868150
		5148138
Add Interest Payable		
Interest U/s 234A		
Interest U/s 234B	31023	
Interest U/s 234C	355756	
	259978	646757

Tax Rounded Off U/s 288B

5794895

Less Self Assessment Tax U/s 140A

5794900

6910333 - 14616 - 24-07-2020	300000
6910333 - 22115 - 31-07-2020	300000
6910333 - 37821 - 07-08-2020	300000
6910333 - 12259 - 14-08-2020	300000
6910333 - 11035 - 21-08-2020	300000
6910333 - 11011 - 26-08-2020	300000
6910333 - 39503 - 05-09-2020	300000
6910333 - 12991 - 16-09-2020	300000
6910333 - 11130 - 19-09-2020	300000
6910333 - 17163 - 05-10-2020	300000
6910333 - 13883 - 08-10-2020	300000
6910333 - 11528 - 12-10-2020	300000
6910333 - 11225 - 26-10-2020	300000
6910333 - 13283 - 03-11-2020	300000
6910333 - 10952 - 13-11-2020	300000
6910333 - 14854 - 04-12-2020	300000
6910333 - 14853 - 04-12-2020	300000
6910333 - 12050 - 23-12-2020	300000
Tax Payable	694900

5794900

Nil

SOHAM MODI
(Partner)**Details Of Bank Accounts**

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account
State Bank Of India M.g. Road, Secunderabad	SBIN0003032	00000030045214791	Current
State Bank Of Hyderabad Habshiguda	SBHY0020087	62012875059	Current
Axis Bank Secunderabad	UTIB0000068	913020036099769	Current

Information regarding Turnover/Gross Receipt Reported for GST

GSTR No.	36AAJFM0647C1ZJ
Amount of turnover/Gross receipt as per the GST return filed	97720000

FIXED ASSETS

Particulars	Rate	WDV as on 01/04/2019	Addition		Deduction	Total	Dep for the Year	WDV as on 31/03/2020
			More than 180 Days	Less than 180 Days				
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
CAR - TATA INDICA	15%	42,103.00	0.00	0.00	0.00	42,103.00	6,315.00	35,788.00
CAR- MARUTI ALTO	15%	37,419.00	0.00	0.00	0.00	37,419.00	5,613.00	31,806.00
COMPUTER	40%	23,138.00	0.00	0.00	0.00	23,138.00	9,255.00	13,883.00
DIGITAL CAMERA	15%	4,660.00	0.00	0.00	0.00	4,660.00	699.00	3,961.00
HONDA DELUX	15%	19,737.00	0.00	0.00	0.00	19,737.00	2,961.00	16,776.00
MOBILE PHONE	15%	1,250.00	0.00	0.00	0.00	1,250.00	188.00	1,062.00
OFFICE EQUIPMENT	15%	99,621.00	0.00	0.00	0.00	99,621.00	14,943.00	84,678.00
POLO CAR	15%	5,33,172.00	0.00	0.00	0.00	5,33,172.00	79,976.00	4,53,196.00
PRINTER	40%	2,164.00	0.00	0.00	0.00	2,164.00	866.00	1,298.00
TATA INDIA XETA	15%	40,261.00	0.00	0.00	0.00	40,261.00	6,039.00	34,222.00
TWO WHEELER	15%	25,180.00	0.00	0.00	0.00	25,180.00	3,777.00	21,403.00
UPS	40%	1.00	0.00	0.00	0.00	1.00	0.00	1.00
VEHICLE- ACTIVA	15%	16,230.00	0.00	0.00	0.00	16,230.00	2,435.00	13,795.00

FURNITURE AND FIXTURE	10%	42,896.00	0.00	0.00	0.00	42,896.00	4,290.00	38,606.00
FURNITURE AND FIXTURE								
Total		8,87,832.00	0.00	0.00	0.00	8,87,832.00	1,37,357.00	7,50,475.00

LOSSES TABLE				
A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2019-20	Ordinary Business			
2019-20	Unabsorbed Depreciation	2906703 166274	2906703 166274	- -

As per Form 26AS [File Creation Date: 28-12-2020] last imported on 28-12-2020 01:00 PM

Details of Tax Deducted at Source on Income other than Salary

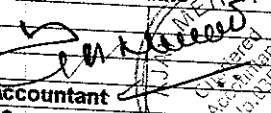
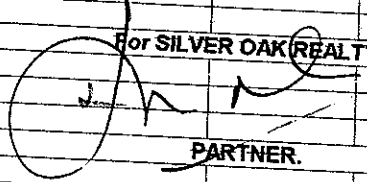
Sl. No.	Tax Deduction Account Number (TAN) of the Deductor	Unique TDS Certificate No.	Name and address of the Deductor	Amount paid /credited	Date of Payment /Credit	Total tax deducted	Amount claimed for this year	B/F C/F
194A : Other Interest								
1.	HYDM00393B		MODY MOTORS	900000	31/03/2020	90000	90000	
Grand Total				900000		90000	90000	

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	XFSLJOA	MODX XXXSING PRIVATE LIMITED	AADCM5906D	AG7044310	77815000	07/11/2019	778150	07/12/2019	07/11/2019	778150
Grand Total					77815000		778150			778150

DISALLOWED U/S 37

Sr. No.	Particulars	Amount
1	SERVICE TAX INPUT	
	Total	117838.00
		117838.00

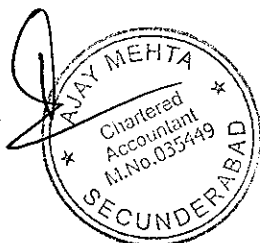
ASSESSMENT YEAR	2020-2021		BALANCES AS ON:	31-03-2020	
NAME OF THE ENTITY:	M/s. SILVER OAK REALTY				
BALANCE SHEET					
LIABILITIES	SCHEDULE	AMOUNT	ASSETS	SCHEDULE	AMOUNT
PARTNERS CAPITAL	A	1,78,30,518.31	CASH IN HAND	F	1,56,444.00
OUTSTANDING EXPENSES	B	37,44,286.84	CASH AT BANK	G	3,251.57
DEPOSITS & ADVANCES	C	27,40,989.24	FIXED ASSETS	H	7,50,474.93
SUNDRY CREDITORS	D	5,05,815.00	DEPOSITS, LOANS & AD	I	1,45,01,676.88
CUSTOMER ACCOUNTS	E	3,67,516.00	SUNDRY DEBTORS	J	97,77,278.00
		2,51,89,125.39			2,51,89,125.39
Notes to Accounts Schedule - K					
As per my report of even date					
 Ajay Mehta Chartered Accountant M.NO.035449 Place: Secunderabad Date: 25/11/2020 ICAI-UDIN - 20035449AAAAEA1159			 For SILVER OAK REALTY, PARTNER. Place: Secunderabad Date: 25/11/2020		

ASSESSMENT YEAR		2020-2021		BALANCES AS ON:		31-03-2020	
NAME OF THE ENTITY:				M/s. SILVER OAK REALTY			
CONSTRUCTION ACCOUNT FOR THE YEAR ENDED 31-03-2020							
To	Opening balance			5,11,45,606.82	By	Sales	9,77,20,000.00
To	Expenses during the year						
To	Gross Profit			2,62,83,142.20		Closing Stock	
				2,02,91,250.98			
				9,77,20,000.00			
							9,77,20,000.00
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31-03-2020							
EXPENDITURE				INCOME			
To	Audit Fees		AMOUNT	By	Gross Profit		AMOUNT
To	Bank Charges		51,901.00	By	Interest on Unsecured Loans		2,02,91,250.98
To	Consultancy Charges		47.20	By	Bad debits / credits written off		9,00,000.00
To	Depreciation		54,418.00				
To	Income Tax Appeal Fees		1,37,357.64				25,707.20
To	Legal Exp		1,000.00				
To	Professional Tax		1,730.00				
To	Qc Charges		5,525.00				
To	GST Input		3,540.00				
To	Service tax input		3,59,591.44				
To	Rera Registration Fee		1,17,838.00				
To	SBC		3,08,135.00				
To	Round Off		280.00				
To	Telephone Bills		0.10				
To	Net Profit transferred to Partners		3,519.00				
	Modi Properties Pvt.Ltd. (95%)	1,91,63,472.01					
	Ajeeta Modi (5%)	10,08,603.79					
			2,01,72,075.80				
			2,12,16,958.18				
							2,12,16,958.18
Notes to Accounts Schedule - R							
As per my report of even date							
Ajay Mehta Chartered Accountant M.NO.035449 Place: Secunderabad Date: 25/11/2020 ICAI-UDIN: 20035449 AAAA EA 1159				For SILVER OAK REALTY PARTNER Place: Secunderabad Date: 25/11/2020			

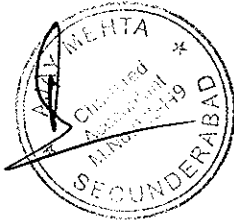
ASSESSMENT YEAR		2020-2021		BALANCES AS ON:		31-03-2020
NAME OF THE ENTITY:		M/s. SILVER OAK REALTY				
PARTNERS CAPITAL ACCOUNTS						
MODI PROPERTIES PVT. LTD.						
To	Amounts paid during the year	9,26,51,650.00		By	Balance b/fd. (1-4-19)	5,25,50,253.22
To	Share of Income tax fy 17-18	42,60,406.10		By	Amount received during the year	4,18,11,400.00
To	Balane c/fd. (31-3-20)	1,66,13,069.13		By	Sahre of Profit	1,91,63,472.01
		9,69,12,056.10				11,35,25,125.23
AJEETA MODY						
To	Share of Income tax fy 17-18	2,24,231.90		By	Balance b/fd. (1-4-19)	4,33,077.29
To	Balane c/fd. (31-3-20)	12,17,449.18		By	Sahre of Profit	10,08,603.79
		14,41,681.08				14,41,681.08



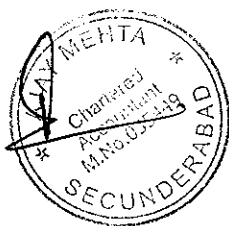
ASSESSMENT YEAR	2020-2021	BALANCES AS ON:	31-03-2020
NAME OF THE ENTITY:	M/s. SILVER OAK REALTY		
SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2020			
SCHEDULE-A		Amount in Rs.	
PARTNERS CAPITAL			
Modi Properties Pvt. Ltd.			
Ajeeta Mody		1,66,13,069.13	
		12,17,449.18	
		1,78,30,518.31	
SCHEDULE-B			
OUTSTANDING EXPENSES			
Audit Fees payable		50,657.00	
Nala Tax payable		33,51,700.00	
Repairs & Maintenance charges payable		3,34,914.84	
TDS Payable		7,015.00	
		37,44,286.84	
SCHEDULE-C			
DEPOSITS & ADVANCES:			
Vijaylaxmi Communications		1,00,000.00	
Maintenance & Security Deposit form customers		26,40,989.24	
		27,40,989.24	
SCHEDULE-D			
SUNDRY CREDITORS:			
Suppliers:			
Praful Sanitary		38,181.00	
SSLLP Logestics		5,354.00	
Other Creditors			
MPPL reimbursement of Admin exp payable		4,16,280.00	
Silver Oak Bungalows Owners Association		46,000.00	
		5,05,815.00	
SCHEDULE-E			
CUSTOMERS ACCOUNTS			
315 Soham Modi		1,01,242.00	
203 Kiran Reddy		2,66,274.00	
		3,67,516.00	
SCHEDULE-F			
CASH IN HAND			
Cash		1,56,444.00	
		1,56,444.00	
SCHEDULE-G			
BANK BALANCES:			
Axis Bank			
Yes Bank		3,227.00	
		24.57	
		3,251.57	
SCHEDULE - H			
FIXED ASSETS:			
As per sheet		7,50,474.93	
		7,50,474.93	
SCHEDULE-I			
DEPOSITS, LOAND & ADVANCES:			
Deposits:			
Happay Card Deposit-MPPL	50,000.00		
National Sales Corporation Deposit	25,000.00		



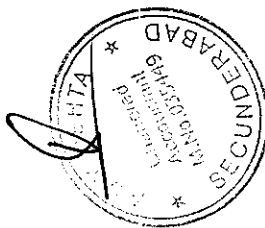
VAT Deposit MPPL		Amount in Rs.	
Advances - Suppliers	50,000.00	1,25,000.00	
Summit Sales LLP	1,06,900.00		
		1,06,900.00	
Loans & Advance Others			
Income Tax U/P A.Y.2017-2018	13,35,000.00		
Modi Properties Pvt Ltd-Statutory Payments	8,21,030.00		
Modi Properties Pvt Ltd- Statutory Payments	1,40,407.00		
Mody Motors	1,08,10,001.00		
Religare Finvest Ltd CC 2	1,10,502.88		
Soham Satish Modi	93,000.00		
Tds Receivable 18-19	91,686.00		
TDS Receivable 19-20	8,68,150.00		
		1,42,69,776.88	
		1,45,01,676.88	
SCHEDULE-J			
SUNDRY DEBTORS:			
Villa No.314			
Plot No - 316 T.Vijayalakshmi		13,12,909.00	
Plot No - 317 Shailandra Akkanti		9,73,226.00	
Silver Oak Villas Llp		2,01,143.00	
SOB -393 DVNLS Madhavi		37,00,000.00	
Villa No 394 Abhijeet Phadke		25,50,000.00	
		10,40,000.00	
		97,77,278.00	



ASSESSMENT YEAR	2020-2021	BALANCES AS ON:	31-03-2020
NAME OF THE ENTITY:	M/s. SILVER OAK REALTY		
DETAILS OF CONSTRUCTION EXPENSES			
Opening balance (work in progress) (1-4-19)			14,46,126.52
Opening balance (Land) (1-4-19)			4,96,99,480.30
Add: Expenses during the year			5,11,45,606.82
Building Permission Fees			
Registration charges		2,50,47,055.00	
Solar Power VII		66,492.20	
Nala tax		3,17,895.00	
		8,51,700.00	
			2,62,83,142.20
Transferred to Construction account			7,74,28,749.02
			7,74,28,749.02



ASSESSMENT YEAR		2020-2021	BALANCES A	31-03-2020					
NAME OF THE ENTITY:		M/s. SILVER OAK REALTY							
FIXED ASSETS									
Sl.No.	Name of the Asset	W.D.F. 01.04.2019	Additions Before 30.09.19	Additions After 30.09.19	Deductions	Total	Rate of Depreciation	Amount of Depreciation	W.D.V. C/F 31.03.2020
1	Cars - Maruti Alto	37,418.80	-	-	-	37,418.80	15%	5,612.82	31,805.98
2	Cars - TATA Indica	42,103.00	-	-	-	42,103.00	15%	6,315.45	35,787.55
3	Car - Tata India Xeta GVS	40,260.55	-	-	-	40,260.55	15%	6,039.08	34,221.47
4	Computers	23,138.36	-	-	-	23,138.36	40%	9,255.34	13,883.02
5	Digital Camera	4,660.31	-	-	-	4,660.31	15%	699.05	3,961.26
6	Furniture & Fixtures	42,895.80	-	-	-	42,895.80	10%	4,289.58	38,606.22
7	Mobile Phones	1,250.14	-	-	-	1,250.14	15%	187.52	1,062.62
8	Office Equipment	99,621.02	-	-	-	99,621.02	15%	14,943.15	84,677.87
9	Printers	2,163.00	-	-	-	2,163.00	40%	865.20	1,297.80
10	UPS	2.60	-	-	-	2.60	100%	2.60	-
11	Vehicle - Honda Eterno	25,180.00	-	-	-	25,180.00	15%	3,777.00	21,403.00
12	Vehicle Honda Delux	19,737.00	-	-	-	19,737.00	15%	2,960.55	16,776.45
13	Vehicle Honda Activa	16,230.00	-	-	-	16,230.00	15%	2,434.50	13,795.50
14	Polo Car	5,33,172.00	-	-	-	5,33,172.00	15%	79,975.80	4,53,196.20
	TOTAL	8,87,832.58	-	-	-	8,87,832.58		1,37,357.65	7,50,474.93



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SILVER OAK REALTY
ASSESSMENT YEAR :: 2020-21
SCHEDULE "K":
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 Housing Project is recognized on an estimate basis till the Bungalows completed and are transferred / delivered to the customers.

Revenue in respect of Bungalows which are completed in recognized at the point of transfer / delivery / and or is ready for delivery to the customers.

Revenue of Bungalows sold is after discount allowed.

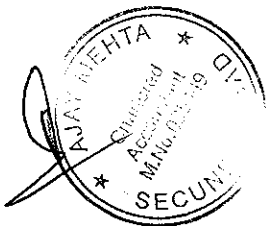
The estimated of cost and revenue are reviewed by management periodically and effect of any change in such estimates is recognized in the period in which such changes are determined.

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) 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.

2. Other Notes:

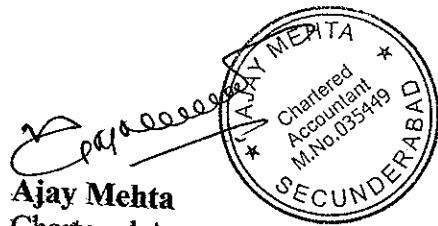
- a) Expenses not supported by external as taken as certified and authenticated by the management.
- b) Balances standing to debit/credit to various accounts are subject to confirmation.
- c) The sale of completed Bungalows are taken as certified by the management.

In respect of sale revenue credited to construction account, for completed Bungalows of the project, the corresponding cost of construction and Nala fees payable is debited on the basis of estimates made by the management.

- d) Service Tax department has issued demand order to the firm for payment of service tax amounting to Rs.44,87,039/- relating to disagreement on Valuation of Service Tax for the period Jan 2011 to December 2011 and non-payment of Service Tax. However, the firm believes that the claim raised by the department are not tenable and the firm has filed an appeal against the said order before the CESTAT. Hence no provision is made.
- e) VAT Department has issued demand order to the firm for payment of VAT amounting to Rs.83,66,737/- (including penalty) relating to disagreement on Valuation of VAT for the periods 2005-07 and 2009-13 and nonpayment of VAT. However, the firm believes that the claim raised by the department are not tenable and the company has filed an appeal against the said order before VAT authorities.



- f) The firm has filed its GST 3B returns for the period from April 2019 to March 2020 under the Old GSTIN No 36ACXFS3783R2ZO.



Ajay Mehta

Chartered Accountant.

M.No.035449

Place: Secunderabad.

Date : 25/11/2020

UDIN : 20035449AAAAEA1159

For **SILVER OAK REALTY,**

A handwritten signature is written over the text "(Partner)".

Place: Secunderabad.

Date : 25/11/2020