

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
2021-22

PAN	ADDPM3623R		
Name	TEJAL SOHAM MODI		
Address	5-4-187/3 AND 4 , SOHAM MANSION , M.G ROAD , SECUNDERABAD , 36-Telangana , 91-India , 500003		
Status	Individual		
Filed u/s	139(1) Return filed on or before due date	Form Number	ITR-3
		e-Filing Acknowledgement Number	773553080311221

	Current Year business loss, if any	1	0
	Total Income		48,63,880
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	48,63,880
	Net tax payable	4	12,80,572
	Interest and Fee Payable	5	84,076
	Total tax, interest and Fee payable	6	13,64,648
	Taxes Paid	7	13,64,652
	(+)Tax Payable /(-)Refundable (6-7)	8	0
	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

This return has been digitally signed by TEJAL SOHAM MODI in the capacity of Self having PAN ADDPM3623R from IP address 10.1.219.49 on 03-01-2022 13:54:07

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ADDPM3623R03773553080311221E4F6EDD1DD2429BA30D9C9D20E7A7A4C2A860A64

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Name Of Assessee	: Tejal Soham Modi		
PAN	: ADDPM3623R		
Father's Name	: W/o Soham Modi		
Residential Address	: 5-4-187/3 And 4, Soham Mansion, M.g Road, Secunderabad, Telangana-500003		
Status	: INDIVIDUAL	Assessment Year	: 2021 - 2022
Ward No	: ITO, WARD-12(2), HYD	Financial Year	: 2020 - 2021
Gender	: Female	Date Of Birth	: 19/10/1970
Aadhaar No.	: 398752204530		
Mobile No.	: 9502277299		
Email Address	: purchase@modiproperties.com		
Residential Status	: Resident		
Name Of Bank	: Yes Bank		
Micr Code	: 500532002		
Ifsc Code	: Yesb0000097		
Account No.	: 009799300000330		
Opted For Taxation U/s 115BAC	: No		
Return	: Original		

COMPUTATION OF TOTAL INCOME

Salaries

2369295

Apollo Hospital Enterprise Ltd (Tan: Hyda02318b) : Jubilee Hills, Hyderabad, Telangana-500033

Gross Salary	2421695
Less: Standard Deduction U/s 16(ia)	50000
Less: Professional Tax U/s 16(iii)	2400
Taxable Salary	2369295

Income From House Property

34014

Let Out

1. Name Of Tenant : Ashraf Hussain
 2. Name Of Tenant : Richa Bharad Waj
 Address : Bearing No 205, Flat At Sapphire Appartments, At Chikoti Gardens,, Begumpet, Hyderabad, Telangana-500016

Annual Value	63000
Less: Standard Deduction U/s 24(a)	-18900
Taxable Income From House Property	44100

Let Out

Name Of Tenant : Priyank Digant Shah
 Address : Flat No C-31, Siddharth Building, 21 Nepean Sea Road, Mumbai, Maharashtra-400036

Annual Value	125030
Less: Standard Deduction U/s 24(a)	-37509
Taxable Income From House Property	87521

Let Out

Name Of Tenant : Various
 Address : Flat No C-0718, Mysore, Mysore, Karnataka-570029

Annual Value	80000
Less: Standard Deduction U/s 24(a)	24000
Interest U/s 24(b)	153607
Taxable Income From House Property	-97607

Profits And Gains From Business And Profession

2213759

(Signature)

Profit Before Tax As Per Profit And Loss Account

2213759

2213759

Capital Gains

Long Term Capital Gain

3802260

3802260

Income From Other Sources

Interest On Sb

40389

0

Interest From Modi Farmhouse Llp

312104

Less : Expenses

-465577

-153473

Interest

50127

Interest From Modi Properties Private Limited

34347

Interest From Modi Housing Pvt Ltd

8536

Interest On Fd

13438

Total

-6636

Inter-head Adjustment Of Losses U/s 71

Other Income Loss Set Off From Salary Income

-6636

Brought Forward Losses Set-off

Ltcg Losses For The A.y. 2016-17 From Ltcg @ 20%

-2605048

Ltcg Losses For The A.y. 2017-18 From Ltcg @ 20%

-242753

Ltcg Losses For The A.y. 2018-19 From Ltcg @ 20%

-454953

Ltcg Losses For The A.y. 2019-20 From Ltcg @ 20%

-96060

Gross Total Income

5013878

Less Deductions Under Chapter-VIA

80C Deduction

150000

80TTA Interest On Deposits In Savings Account [Rs. 40389]

10000

Total Deductions

160000

Total Income

4853878

Total Income Rounded Off U/s 288A

4853880

COMPUTATION OF TAX ON TOTAL INCOME

Tax On Rs. 250000

Nil

Tax On Rs. 250000 (500000-250000) @ 5%

12500

Tax On Rs. 500000 (1000000-500000) @ 20%

100000

Tax On Rs. 3450434 (4450434-1000000) @ 30%

1035130

Tax On Rs. 4450434

1147630

Tax On Ltcg U/s 112 On Rs. 403446

80689

1228319

Add: Health And Education Cess @ 4%

49133

1277452

Less Tax Deducted At Source

Section 194a: Other Interest

3760

Section 192: Salary

537482

541242

736210

Add Interest Payable

Interest U/s 234B

51534

Interest U/s 234C

35664

87198

823408

Tax Rounded Off U/s 288B

823410

Less Self Assessment Tax U/s 140A

6910333 - 27489 - 05-10-2021

786470

6910333 - 10096 - 20-10-2021

36940

823410

Tax Payable

Nil

Detail Of Deduction U/s 80C

Pf

21600

(X) TM & 

Tution Fees Paid
Total

128400

150000

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	4450434	4450434	4450434	4450434	4450434	4450434
	44AD/44ADA/44AE						
	TOTAL NORMAL INCOME	4450434	4450434	4450434	0	0	0
2	LTCG	0	0	403446	403446	403446	403446
	TOTAL SPECIAL INCOME	0	0	403446	403446	403446	403446
	*TOTAL INCOME	4450434	4450434	4853880	4853880	4853880	4853880

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	1147630	1147630	1147630	1147630	1147630	1147630
2	TAX ON LTCG	0	0	80689	80689	80689	80689
	TOTAL TAX	1147630	1147630	1228319	1228319	1228319	1228319
	TAX + SURC + HECESS	1193535	1193535	1277452	1277452	1277452	1277452
	LESS: TDS/ TCS/ Rebate/ Relief/ Credit	541242	541242	541242	541242	541242	541242
	BALANCE TAX	652293	652293	736210	736210	736210	736210
	ADVANCE TAX PERCENTAGE (%)	15%	45%	75%	100%	100%	100%
	ADVANCE TAX LIABILITY	97844	293532	552158	736210	736210	736210

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	15-06-2020	15%	97844	12%	78275	-	0	0	97844	2934
IIInd	15-09-2020	45%	293532	36%	234825	-	0	0	293532	8805
IIIrd	15-12-2020	75%	552158	75%	552158	-	0	0	552158	16563
IVth	15-03-2021	100%	736210	100%	736210	-	0	0	736210	7362

TEJAL SOHAM MODI
(Self)

Details Of Bank Accounts

Name & Address Of The Bank Branch	Ifs Code	Account No.	Type Of Account
Hdfc Bank Ltd Hyderabad - Secunderabad	HDFC0000042	0421200024497	Saving A/c
Andhra Bank JubileeHills Branch	ANDB0000218	10751001006579	Saving

LOSSES TABLE

A.Y.	HEAD	LOSSES		
		BROUGHT FORWARD	SET-OFF	CARRIED FORWARD
2016-17	Long Term Capital Loss	2605048	2605048	-
2017-18	Long Term Capital Loss	242753	242753	-
2018-19	Long Term Capital Loss	454953	454953	-
2019-20	Long Term Capital Loss	96060	96060	-

STATEMENT OF LONG TERM CAPITAL GAIN

Particular	Sales Price/Year	Indexed Cost/Year	Transfer Expenses	Indexed Cost of Improvement	Exempt	Capital Gain
	7400000.00 (11/11/2020)	3597740.00 (20/02/2006)	0.00	0.00	0.00	3802260.00
Total	7400000.00	3597740.00	0.00	0.00	0.00	3802260.00

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- Value of property as per stamp valuation authority: 7400000; Cost: 1398457 * (301/117) = 3597740

As per Form 26AS [File Creation Date: 25-10-2021] last imported on 25-10-2021 01:49 PM

Details of Tax Deducted at Source from Salary

Sl. No.	Tax Deduction Account Number (TAN) of the Employer	Name and address of the Employer	Income chargeable under Salaries	Total tax deducted
192 : Salary				
1.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD		
2.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	211643	47716
3.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	211639	47717
4.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	211639	47717
5.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	211640	47717
6.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	211640	47717
7.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	221720	50862
8.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	190296	41059
9.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	190296	41059
10.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	190296	41059
11.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	190296	41059
12.	HYDA02318B	APOLLO HOSPITALS ENTERPRISE LTD	190296	41900
Grand Total			2421697	537482

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.	HYDG20339E		GVSH MANUFACTURING FACILITIES PRIVATE LIMITED	50127	31/03/2021	3760	3760	
Grand Total				50127		3760	3760	

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ASSESSMENT YEAR :: 2021-2022

[illegible]

DR. TEJAL MODI					A.Y.2021-2022
CONSTRUCTION ACCOUNT					
To Opening balance	31,502,083.45		By	Sales	6,168,000.00
To Construction expenses during the year	1,931,847.00		By	Closing Stock	29,254,689.14
To Gross Profit	1,988,758.69				
	35,422,689.14				35,422,689.14
To Net profit tr. To Capital Account	2,213,758.69		By	Gross profit	1,988,758.69
			By	Forefit Account	225,000.00
	2,213,758.69				2,213,758.69
CAPITAL ACCOUNT					
To Bank charges	2,118.10		By	Balance b/fd. (01-04-2020)	16,906,878.32
To Professional Tax	2,400.00		By	Salary & Bonus Received from Appollo Hospitals	2,421,695.00
T Property tax	20,671.00		By	Interest on FDR Yes Bank	13,438.00
To TDS - Appollo Hospitals	537,482.00		By	Interest on SB Account	40,389.00
To TDS - MFHLLP	23,407.00		By	Rent received from:	
To TDS - MPPL	2,576.00			Bombay Flat C-31	125,030.00
To TDS - MHPL	640.00			Mysore Flat	80,000.00
To TDS - GVHS	3,760.00			Plot No.205 Ashraf Hussain	63,000.00
To ABFB Fund	1,800.00		By	Interest received from:	
To Interest paid on unsecured Loans	465,577.00			Modi Farm House Hyderabad LLP	312,104.00
To Interest paid to ICICI Bank-HL	153,606.50			Modi Properties Pvt. Ltd.	34,347.00
To Drawings	2,915,364.44			Modi Housing Pvt. Ltd.	8,536.00
To Balance c/fd. (31-03-2021)	24,153,063.97			GVSH Manufacturing Facilities Pvt. Ltd.	50,127.00
			By	Profit on sale of Sapphire apartment Flat No.205	6,001,563.00
			By	Miscellaneous Receipts (Sapien Bioscience)	11,600.00
			By	Net Profit	2,213,758.69
	28,282,466.01				28,282,466.01
Drawings					
Citi Bank Credit Card	1,150,935.00				
Door, Frames & Hardware	5,546.00				
Drawings	793,165.24				
Kusum - Advocate Fees	572,800.00				
Locket Rent	12,500.00				
Maintenance charges	20,000.00				
Mortgage Deed Registration charges	60,493.60				
Deposit of Title deed exp-Mysore proper	12,701.00				
Electricity supply	1,107.00				
Misc expenses	33,292.00				
Repairs & Mainatenance (Bombay flat &	39,000.00				
Legal Services	7,992.00				
Loan processing cahrges	12,036.00				
Advertisement	37,632.00				
Misc expenses	78,068.00				
Print Media	60,014.00				
Admin-Audit	38.00				
Registration Misc Exp	16,523.60				
Sundry purchases	1,521.00				
	2,915,364.44				

25/11/21


DR. TEJAL MODI		A.Y.2021-2022
SCHEDULE - A		
LOANS:		
Secured Loans:		
ICICI Bank		
Unsecured Loans:		2,925,552.50
Beena B Mehta	2,556,250.00	
Bhavesh Mehta	2,556,250.00	
Ketki N Parikh	145,388.00	
Purvi Mehta	10,075,000.00	
Mehul Mehta Huf	10,075,000.00	
Soham Modi	26,496,084.00	
Gaurang Mody	1,014,389.00	52,918,361.00
		55,843,913.50
SCHEDULE - B		
DEPOSITS:		
Rent Deposit Bombay Flat		
		167,000.00
		167,000.00
SCHEDULE - C		
CUSTOMER ADVANCES:		
CUST-Flat No-992 A Mamta Tiwari		25,000.00
CUST-Flat No-994 A-Kiran/Jhansi		1,668,100.00
CUST-Flat No-994B G Vittal Babu Rao		1,028,096.00
		2,721,196.00
SCHEDULE - D		
SUNDRY CREDITORS:		
Serene Clubs & Resotrs Llp		25,000.00
Modi & Modi Constructions		49,650.00
Modi Farm House Hyderabad LLP		29,808.00
Serene Construction LLP - Construction account		2,977,266.00
Soham Modi Huf		1,123.00
Summit Builders		380,648.00
SSLLP Logistics		56,089.00
SSLLP-Common Expenses		120.00
		3,519,704.00
SCHEDULE - E		
CASH AT BANK:		
Union Bank of India previously know as Andhra Bank		438,726.91
Yes Bank Ltd		2,148,449.82
Kotak Bank		12,630.00
FDR - Yes Bank	2,575,000.00	
Accrued interest	6,857.00	2,581,857.00

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		5,181,663.73
SCHEDULE - F		
LAND & BUILDINGS:		
Farm House No.50 at Yenkapally		2,416,000.00
Farm House No.35 at Yenkapally		2,146,920.00
Farm House No.20 at Yenkapally		2,400,000.00
Farm House No.36 at Yenkapally		2,400,000.00
Plot No.399G at Charlapally		1,285,520.00
Mysore Flat C-0718		4,217,365.00
Bombay Flat Share		5,851,170.00
Villa No.97 (2070 sft)	800,000.00	
Construction expenses	4,491,768.99	5,291,768.99
Villa No.96 - Office / Villa (2630 sft)	1,150,000.00	
Construction expenses	5,715,602.56	6,865,602.56
		32,874,346.56
SCHEDULE - G		
INVESTMENTS:		
Investment in Pvt. Ltd. Companies:		
Modi Housing Pvt. Ltd.	2,000.00	
GVSH Manufacturing Facilities Pvt. Ltd.	1,000.00	
Modi Properties & Investments Pvt. Ltd.	20,000.00	23,000.00
Investment in LLP		
Summit Sales LLP Fixed Capital	5,000.00	
Summit Sales LLP Running Capital	2,159,597.49	2,164,597.49
Investments Others:		
Employees Provident Fund		239,261.00
		2,426,858.49
SCHEDULE - H		
DEPOSITS, LOANS & ADVANCES:		
Deposits:		
Happay Card Deposit - MHPL	10,000.00	10,000.00
Loans:		
Modi Farm House Hyderabad LLP	3,756,521.00	
Modi Properties Pvt. Ltd.	603,517.00	
Modi Housing Pvt. Ltd.	754,016.00	
Nidhi Modi	1,445,419.00	
GVSH Manufacturing Pvt. Ltd.	8,351,367.00	14,910,840.00
On accounts		
Aruna on account	9,999.76	

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D Shivashankar Expenses card account	120.00	10,119.76
		14,930,959.76
SCHEDULE - I		
SUNDRY DEBTORS:		
Vikram Kumar 993A		376,309.80
		376,309.80
SCHEDULE -J		
INVENTORY:		
Closing Stock		29,254,689.14
(TEJAL MODI).		

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Tejal Modi

Tejal Modi		A.Y.2021-2022
Details of Apartment # 99 - 8 flats (12,960 sft)		
Opening balance (1-4-20) - WIP		28,002,083.45
Opening balance (1-4-20) - Land		3,500,000.00
Diviation charges paid to GHMC		131,847.00
Interest paid		1,800,000.00
		33,433,930.45
Less: Construction cost transferred for Flat No.993A		4,179,241.31
Closing Stock		29,254,689.14
Total Sft for 8 Flats		12,960.00
Construction cost per sft		2,579.78
Details of Unsecured Loans		
Ketan N Parikh		15,577.00
Bhavesh Mehta		225,000.00
Beena Mehta		225,000.00
		465,577.00
Details of Interest paid for Cosntruction Loans		
Mehul Mehta Huf		900,000.00
Purvi Mehta		900,000.00
		1,800,000.00

27/7

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