

MODI DHAVALAGI & CO
Chartered Accountants

303, 3rd Floor, Rohini Complex
Shakarpur, New Delhi - 110092
Tel.:011-40507551

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the **Net Worth of Sh. Laxmi Narain Goel S/o. Sh. Nand Kishore R/o- Essel Farm Mandi Raod, Sultanpur Mehrauli, New Delhi -110030 as on 31.03.2025 is Rs.6,82,92,48,296/- (Rupees Six Hundred Eighty Two Crore Ninety Two Lakh Forty Eight Thousand Two Hundred Ninety Six Only)** as per details given below:-

S.No.	Particulars	Annexure	Amount (Rs.)
1	Investment in Immovable Properties	I	40,38,20,355
2	Investment in Listed Shares	II	7,23,58,035
3	Investment in Unlisted Shares	III	30,69,15,996
4	Investment in Partnership Firms	IV	3,07,14,07,624
5	Loans & advances	V	3,09,28,27,653
6	Other Current Assets	VI	68,91,80,935
	TOTAL		7,63,65,10,598
	Less : Liabilities	VII	80,72,62,303
	Net worth		6,82,92,48,296

For the FY 2024-25, the market value of immovable property has been estimated by the owner. The market value of listed shares has been taken on the basis of closing price of the shares as on 31.03.2025. The other valuation is as per books of accounts and other relevant information supplied to us

Place :- New Delhi
Date :- 25/11/2025
UDIN:- 25516902BMLZYB9572

For: MODI DHAVALAGI & CO
Chartered Accountants
FIRM REG. No. 0091875



For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

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Annexure- I

Details of Immovable Properties

S.No.	Particulars	Amount (Rs.)
1	Estimated Market Value of Residential House at 166, Krishna Mandi, Hissar, Haryana Cost Price Rs. 7,07,667	60,00,000
2	Estimated Market Value of Farm House No. 3 at Mandi Road, Sultanpur Mehrauli, New Delhi Cost Price Rs. 46,98,770	35,00,00,000
3	Estimated Market Value of Agricultural Land at Hindwan, Hissar, Haryana Cost Price Rs. 10,31,550	2,90,00,000
4	Estimated Market Value of Agricultural Land at Mulshi Khard, Pune Cost Price Rs. 50,000	7,00,000
5	Estimated Market Value of Jewellery Cost Price Rs. 1,58,92,621/-	1,81,20,355

Total **40,38,20,355**



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Annexure-II

Details of Investment in Listed Shares

NO.	Particulars	No. of shares	Rate per shares (Rs.)	Market Value (Rs.)
1	Ken Financial Services Ltd.	7,141	14	1,01,687
2	Reliance Industries Ltd	8,890	1275	1,13,35,639
3	Ultratech Cement Ltd.	20	11510	2,30,191
4	Reliance Communications Ltd	80	69	5,528
5	Reliance Industries Ltd	320	196	62,736
6	Essel Propack Ltd.	242382	179	4,88,90,873
7	GMR Airports Limited	50000	76	37,86,500
8	IGIL	18000	385	69,33,600
9	Jio Financial Services Limited	4445	228	10,11,281

Total **7,23,58,035**



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Annexure-III

Details of Investment in Unlisted Shares

S.NO.	Particulars	No. of shares	Amount (Rs.)
1	Akshaj Projects Pvt. Ltd.	12,000	1,20,000
2	Aprajita Business Vetnure Pvt Ltd	5,000	3,25,000
3	Aprajita Properties Pvt. Ltd.	4,550	45,500
4	Aradhak Buildcon Pvt Ltd	5,000	3,25,000
5	East Hopetown Estate Co. Ltd.	1,29,689	4,52,34,300
6	Essel Housing Projects Pvt. Ltd.	1,19,883	19,18,12,800
7	E-City Investment & Holding Co. Pvt. Ltd.	26,15,637	1,78,174
8	Haryana Orchards Pvt. Ltd.	2	-
9	Mateshwari Properties Pvt. Ltd.	2	-
10	Prajakta Colonizers Pvt Ltd	27,45,000	3,84,30,000
11	Radhak Infracolonizers Pvt Ltd	7,500	3,30,000
12	Ratnanidhi Estate Pvt Ltd	7,500	75,000
13	Ratnanidhi Promoters & Developers Pvt Ltd	5,000	50,000
14	Suncity Haryana Sez Developers Pvt. Ltd.	4,000	40,000
15	Suncity Projects Pvt Ltd	12,58,44,777	2,98,00,221
16	Suncity Projects Pvt Ltd Class B	1,10,00,000	1
17	Tashi De Lek Gaming Solutions Pvt. Ltd.	5,000	50,000
18	Vareshwar Realtors Pvt. Ltd.	7,500	75,000
19	T A Buildcon Pvt. Ltd.	2,500	25,000

Total **30,69,15,996**

For DVOK BUILDCON LLP

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Investment in LLP

S.No.	Particulars	Amount (Rs.)
Capital Accounts		
1	Ajay Aggarwal Projects LLP	50,000
2	Ajay Aggarwal Properties LLP	1,000
3	Antriksh Housing LLP	50,000
4	Benhar Developers LLP	50,000
5	City-Well Developers LLP	36,450
6	Deepankar Buildtech LLP	15,000
7	Dhariya Properties LLP	45,300
8	Dvok Buildcon LLP	12,00,75,000
9	Dvok Buildwell LLP	99,990
10	Dvok Colonizers LLP	19,500
11	Dvok Infrastructure LLP	50,000
12	Dvok Realtors LLP (Earlier Suncity Detection LLP)	25,000
13	Essel Infra LLP	75,000
14	Essel Platinum Tower LLP	7,18,800
15	Girdhar Buildtech LLP	50,000
16	Gurhar Developers LLP (Earlier Ratec Detection LLP)	50,000
17	Imarat Properties LLP	13,520
18	L N Minerals LLP	50,000
19	Loving Memories Properties LLP	76,000
20	O.G. Properties LLP	50,000
21	Priyatam Properties LLP	45,310
22	Shivalik Buildcon LLP	75,000
23	Shivanth Reality LLP	50,000
24	Suryaprabha Realtors LLP	50,000
25	Susheel Property LLP	45,610
26	T.A. Properties LLP	1,00,000
27	Tarun Aggarwal Properties LLP	1,00,000
28	Vansidhar Projects LLP	50,000
29	Vansidhar Realtors LLP	50,000
Total		12,21,66,480

Current Accounts

1	Ajay Aggarwal Properties LLP	2,98,68,968
2	Antriksh Housing LLP	16,51,323
3	City-Well Developers LLP	5,76,71,475
4	Dhariya Properties LLP	49,16,927
5	Dvok Realtors LLP	38,862
6	Dvok Buildcon LLP	2,92,340
7	Essel Infra LLP	2,78,69,46,563
8	Essel Platinum Tower LLP	23,20,279
9	Gurhar Developers LLP (Earlier Ratec Detection LLP)	4,85,679
10	L N Minerals LLP	21,553
11	Loving Memories Properties LLP	9,734
12	O. G. Properties LLP	49,814
13	Priyatam Properties LLP	91,858
14	Shivalik Buildcon LLP	1,77,76,447
15	Suryaprabha Realtors LLP	1,51,953
16	Susheel Property LLP	2,70,822
17	T.A. Properties LLP	2,48,02,416
18	Tarun Aggarwal Properties LLP	1,29,15,899
19	Vansidhar Projects LLP	89,58,230

Total **2,94,92,41,144**

Grand Total **3,07,14,07,624**



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Annexure- V

Details of Loans & Advances

S.No.	Particulars	Amount (Rs.)
1	Akshaj Projects Pvt. Ltd.	1,37,00,000
2	Deepankar Buildtech LLP	8,00,00,000
3	Dvok Buildcon LLP	2,20,60,00,000
4	Dvok Buildwell LLP	4,00,00,000
5	Dvok Colonizers LLP	10,000
6	Dvok Realtors LLP	9,95,00,000
7	Essel Energy Infra Pvt Ltd	10,92,00,000
8	Essel Infra LLP	3,09,200
9	Jai Prakash	3,50,00,000
10	Varun Aggarwal	4,50,00,000
11	Jitender	70,00,000
12	Namdev Construction Pvt Ltd	8,81,00,000
13	Neha Mittal	20,00,000
14	Payal Mathur	37,500
15	Prajakta Colonizers Pvt. Ltd.	13,00,00,000
16	Sharad farms & Holdings Pvt. Ltd.	38,00,000
17	Rotary Co-Op Group Hsg.Soc.Ltd	3,03,110
18	Subhash Chander Aggarwal	23,08,50,000
19	Suncity Realtors Pvt. Ltd.	20,17,843

Total **3,09,28,27,653**



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Details of Other Current Assets

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S.No.	Particulars	Amount (Rs.)
1	<u>Detail of Government Securities</u>	
	PPF Account with ICICI Bank Ltd.	6,83,362
	Total	6,83,362
2	<u>Detail of Security Deposit</u>	
	Security Deposit With BSES	1,12,500
	Total	1,12,500
3	<u>Detail of Others Current Assets</u>	
	Salary Receivable	1,50,000
	Modi Build Estate Pvt Ltd	15,02,00,000
	Radhak Infra Colonizers Pvt Ltd	15,02,00,000
	Shivanth Reality LLP	11,98,44,872
	Globe Capital Market Ltd.	7,624
	Total	42,04,02,496
4	<u>Detail of Other Investments</u>	
	SBI Saving Fund	10,000
	HDFC Mutual Fund-Tax Saver	1,50,000
	Total	1,60,000
5	<u>Detail of Cash and Bank Balances</u>	
	Cash	2,16,515
	HDFC Bank - Current A/C No.-50200018607451	118
	HDFC Bank Ltd. A/C No.-00031930002598	2,13,555
	ICICI Bank Gurgaon A/C No. 039901003670	15,79,325
	IDFC Bank Ltd. A/C No.-10043740247	26,44,94,573
	AU Small Finance Bank Ltd.	13,18,491
	Total	26,78,22,577



For DVOK BUILDCON

R. K. Kumar
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Annexure- VII

Details of Liabilities

S.No.	Particulars	Amount (Rs.)
1	<u>Balances in Current Accounts In LLP</u>	59
	Ajay Aggarwal Projects LLP	14,21,365
	Deepankar Buildtech LLP	69,66,851
	Girdhar Buildtech LLP	2,56,978
	Imarat Properties LLP	98
	Shivanth Reality LLP	9,729
	Vansidhar Realtors LLP	117
	Dvok Infrastructure LLP	73
	Dvok Colonizers LLP	50,76,375
	Dvok Buildwell LLP	
	Total	1,37,31,644
2	<u>Unsecured loans</u>	3,27,50,000
	Arpit Goel	36,49,65,512
	Ankit Goel	2,24,60,000
	Mansi Goel	15,00,000
	Namrata Goel	36,22,57,217
	Sulochana Goel	10,97,930
	Laxmi Narain & Sons	
	Total	78,50,30,659
3	<u>Other Current Liabilities</u>	85,00,000
	Advance Against Land	
	Total	85,00,000
	Grand Total	80,72,62,303



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