

To,
Haryana Real Estate Regulatory Authority
Near PWD Rest House Civil Lines
Gurugram, Haryana

Dear Sir,

Introduction

Based on the Unaudited financial records as on 31st May 2025 of St. Patricks Realty Private Limited (CIN: U45200HR2008PTC037964), having its registered office address at The Median, Central Park Resorts, Sohna Road, Sector 48, Gurugram, Haryana-122018 as on 31st May 2025 for the purpose of the computation of Net Worth as on 31st May 2025 as defined under section 2(57) of the companies act 2013.

Management's Responsibility

1. The preparation of the Unaudited Financial Statement and Net worth Statement is the responsibility of the management of St. Patricks Realty Private Limited (hereinafter the "company") including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant of the preparation and presentation of the statement and applying an appropriate basis of preparation, and making estimates that are reasonable in the circumstances.
2. The management is also responsible for ensuring that the company provides all relevant information to K Tibrewalla & Co.

Our Responsibility

3. Our responsibility is to verify factual accuracy of fact stated in Annexure A for the purpose of computation of Net Worth as on 31st May 2025 on the basis of Unaudited Balance Sheet of the Company as on 31st May 2025 as defined under Section 2(57) of the Companies Act, 2013.
4. We have verified following particulars in the attached Statement of Net Worth.
 - The amounts of Share Capital of the company as on 31st May 2025 from Master Data of the Company as per ROC. The amounts of Retained Earnings, Deemed Equity Capital Contribution and Security Premium Reserve of the company as on 31st May 2025 from Unaudited Financial Statement of the Company as on 31st May 2025.
5. We conducted our examination of the statement in accordance with the Guidance Note on Reports or Certificates of Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India ("ICAI"). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by ICAI.

Opinion

6. Based on the above-mentioned procedures performed by us, we certify that the particulars contained in Annexure A, are as per the Unaudited financial statement and other related records of the Company.

Annexure-A**Net Worth of M/s St. Patricks Realty Private Limited**

The Net worth of M/s St. Patricks Realty Private Limited ("the Company") having its having Registered office at The Median, Central Park Resorts, Sohna Road, Sector 48, Gurugram, Haryana-122018, calculated on the basis of Unaudited Balance Sheet of the company as on 31.05.2025 is as under:

Amount (In Rupees in Lakhs)

Particulars	Net worth as on 31.05.2025 (Unaudited)
Paid up Capital	1.93
Add: Other Equity	
-Retained Earnings	16,875.17
-Deemed Equity Capital Contribution	561.19
-Securities Premium Account	7,840.12
Total Net worth as on 31.05.2025	25,278.41

For and on behalf of

K Tibrewalla & Co

Chartered Accountants

Firm Registration No. – 333660E

**CA. Komal Tibrewalla***(Proprietor)* Membership No. – 301900

UDIN- 25301900BMHZYQ6086

DATE: 02.06.2025