

NEERAJ BHATIA & CO.

Chartered Accountants

Office: 1/5, West Patel Nagar, Main Patel Road, New Delhi – 110008. Ph.: 011-45084477

INDEPENDENT AUDITOR'S REPORT

To,

The Members,

VAGISH PATHAK PROPERTIES PRIVATE LIMITED

CIN: U74899DL2005PTC141537

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS:

OPINION

We have audited the financial statements of **VAGISH PATHAK PROPERTIES PRIVATE LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March 2025, the statement of Profit and Loss, for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025 and its PROFIT for the year ended on that date, except for the matter that Audit Trail (Edit Log) feature has not been maintained by the Company.

BASIS FOR OPINION

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial Statements.

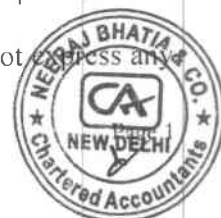
KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to be communicated in our report.

INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITOR'S REPORT THEREON

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report and Annexures to the Board's Report but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.



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In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

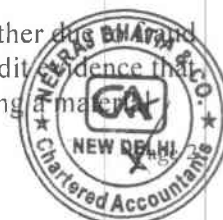
The Board of Directors are responsible for overseeing the company's financial reporting process.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material



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misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on effectiveness of the company's internal financial control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

- 1 As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013 – The said order is not applicable on the company.
- 2 As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.



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- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The company does not have any branches. Hence, the provisions of section 143(3)(c) are not applicable.
- (d) The Balance Sheet, and the Statement of Profit and Loss dealt with by this Report are in agreement with the books of account.
- (e) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (f) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
- (g) In our opinion, there are no financial transactions or matters which have any adverse effect on the functioning of the company.
- (h) There is no adverse remark relating to the maintenance of accounts and other matters connected therewith.
- (i) The internal financial control reporting clause is not applicable to the company as the company meets the criteria for exemption given by Serial No. 5 of Notification No. GSR 583(E) dated 1th June, 2017.
- (j) In our opinion and to the best of our information and according to the explanations given to us, we report as under with respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014:
 - 1. The Company does not have any pending litigations which would impact its financial position;
 - 2. The Company does not have any long-term contracts including derivative contracts; as such the question of commenting on any material foreseeable losses thereon does not arise;
 - 3. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - 4. (i). The management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds(s) by the Company to or in any other person or entity, including the foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (ii). The Management has represented, that, to the best of its knowledge and belief (which are material either individually or in the aggregate) have been received by the



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Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

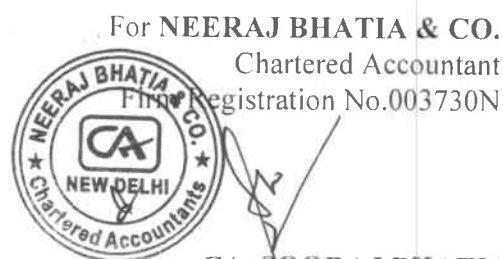
(iii). Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

5. The company has not proposed, declared and paid any Interim and Final Dividend during the year and until the date of this report.
6. During the year, the Company migrated its accounting system from an ERP platform to Tally Prime. Although the accounting software has an audit trail (edit log) feature, the same could not be enabled/operated due to data migration issues, and consequently, the audit trail was not maintained throughout the financial year.

Place: New Delhi

Date: 24th September, 2025

UDIN: 25088266BMIFOM8516



CA. SOORAJ BHATIA
PARTNER

Membership Number – 088266
A-7A/3, Rana Pratap Bagh, Delhi – 110 007

VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Regd. Office : 15, Pusa Road, Karol Bagh New Delhi - 110 005. Ph. No:9810220343

E-mail: vagish_pathak2004@yahoo.com, CIN: U74899DL2005PTC141537

BALANCE SHEET AS AT 31ST MARCH, 2025

(Amount in Rs. '000)

PARTICULARS	NOTE NO.	As at 31 st March, 2025	As at 31 st March, 2024
I. EQUITY AND LIABILITIES			
1 <u>Shareholder's funds</u>			
(a) Share Capital	1	110.00	110.00
(b) Reserves & Surplus	2	38,767.50	2,392.79
(c) Money received against share warrants		-	-
2 <u>Share application money pending allotment</u>			
3 <u>Non-current liabilities</u>			
(a) Long-term borrowings	3	14,306.84	1,960.27
(b) Deferred tax liabilities (Net)	4	-	-
(c) Other Long term liabilities		-	-
(d) Long-term provisions		-	-
4 <u>Current liabilities</u>			
(a) Short-term borrowings	5	7,163.25	6,324.82
(b) Trade payables	6	1,12,197.27	1,19,734.34
(c) Other current liabilities	7	7,305.35	-
(d) Short-term provisions		-	-
TOTAL		1,79,850.19	1,30,522.22
II. ASSETS			
<u>Non-current assets</u>			
1 (a) Property, Plant & Equipment			
(i) Tangible assets	8	24,598.45	11,732.66
(ii) Intangible assets		-	-
(iii) Capital work-in-progress		-	-
(iv) Intangible assets under development		-	-
(b) Non-current investments	9	180.75	265.97
(c) Deferred tax assets (net)	10	11,777.09	9,678.00
(d) Long-term loans and advances		-	-
(e) Other non-current assets		-	-
2 <u>Current assets</u>			
(a) Current investments	11	1,05,724.80	1,05,421.98
(b) Inventories	12	18,508.11	-
(c) Trade receivables	13	2,183.35	670.97
(d) Cash and cash equivalents		-	-
(e) Short-term loans and advances	14	16,877.66	2,752.64
(f) Other current assets		-	-
TOTAL		1,79,850.19	1,30,522.22

* Notes on Financial Statements & Significant Accounting Policies attached forming part of the Balance Sheet.

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

 Vagish Pathak (Director) (DIN: 00053041) 15 PUSA ROAD, NEW DELHI, 110005	 Sonali Pathak (Director) (DIN: 00162800) 15 PUSA ROAD, NEW DELHI, 110005
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As per our report of even date annexed

Place: New Delhi.

Date: 24 SEP 2025

UDIN: 25088266 BMIFOM8516



For NEERAJ BHATIA & CO.
Chartered Accountants
FRN: 003730N

CA. SOORAJ BHATIA
Partner

M. No. 088266

A-7A/3, Rana Pratap Bagh, Delhi-110007

VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Regd. Office : 15, Pusa Road, Karol Bagh New Delhi - 110 005. Ph. No:9810220343
E-mail: vagish_pathak2004@yahoo.com, CIN: U74899DL2005PTC141537

STATEMENT OF PROFIT & LOSS FOR THE YEAR ENDED 31ST MARCH, 2025

		(Amount in Rs.'000)	
PARTICULARS	NOTE NO.	2024-25	2023-24
1 Revenue From Operations	15	15,226.39	-
2 Other Income	16	63,091.38	38.60
3 Total Income	(1+2)	78,317.76	38.60
4 Expenses:			
Cost of materials consumed for Construction	17	10,958.02	27,024.97
Purchases of Stock-in-Trade		-	-
Changes in inventories of finished goods work-in-progress and Stock-in-Trade	18	(302.82)	(27,144.97)
Employee benefits expense	19	4,752.00	1,540.00
Finance Costs	20	129.39	177.23
Depreciation and amortization expense	21	2,766.94	856.22
Other expenses	22	16,248.70	2,295.44
Total Expenses		34,552.23	4,748.88
5 Profit before exceptional and extraordinary items	(3-4)	43,765.53	(4,710.28)
6 Exceptional items		-	-
7 Profit before extraordinary items and tax	(5-6)	43,765.53	(4,710.28)
8 Extraordinary Items		-	-
9 Profit before tax	(7-8)	43,765.53	(4,710.28)
10 Tax expense:			
(1) Current tax		7,305.35	-
(2) Deferred tax		85.22	(74.42)
11 Profit/(Loss) for the period from continuing	(9-10)	36,374.96	(4,635.86)
12 Profit/(loss) from discontinuing operations		-	-
13 Tax expense of discontinuing operations		-	-
14 Profit/(loss) from Discontinuing operations (after tax)	(12-13)	-	-
15 Profit (Loss) for the Year	(11+14)	36,374.96	(4,635.86)
16 Earnings per equity share:	23		
(1) Basic		3,306.81	(421.44)
(2) Diluted		3,306.81	(421.44)

*Notes on Financial Statements & Significant Accounting Policies attached forming part of Statement of Profit & Loss Account.

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish Pathak
(Director)
(DIN: 00053041)
15 PUSA ROAD,
NEW DELHI, 110005

Sonali Pathak
(Director)
(DIN: 00162800)
15 PUSA ROAD,
NEW DELHI, 110005

As per our report of even date annexed

For NEERAJ BHATIA & CO.

Chartered Accountants
FRN: 003730N



CA. SOORAJ BHATIA
Partner
M. No. 088266

A-7A/3, Rana Pratap Bagh, Delhi-110007

Place: New Delhi

Date: 24 SEP 2025

UDIN: 25088266BMIFOM8516

VAGISH PATHAK PROPERTIES PRIVATE LIMITED

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E-mail Id: vagish_pathak2004@yahoo.com, Contact No. 9810220343
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FINANCIAL YEAR: 2024-2025

SIGNIFICANT ACCOUNTING POLICIES:

The accounts have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) in India and are in line with the relevant laws as well as guidelines prescribed. The significant accounting policies adopted by the company are stated below:

a) Basis of preparation of Financial Statements

Method of Accounting:

The financial statements have been prepared in compliance with the accounting standards as prescribed under Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended). The financial statements have been prepared on going concern basis under the historical cost convention on accrual basis in accordance with the generally accepted accounting principles in India. All assets and liabilities have been classified as current or non-current, wherever applicable as per the operating cycle of the Company and other criteria as set out in the Schedule III to the Companies Act, 2013.

Accounting Policies

Accounting policies except those specifically mentioned in the notes are consistent with those applied in the previous year.

b) System of Accounting

The company follows the mercantile system of accounting by following the accrual concept in the preparation of accounts.

c) Exceptional and Extraordinary Items

Exceptional Items

Items of income and expenses within profit or loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such items are disclosed separately as exceptional items.

Extraordinary Items

Extraordinary Items are income or expenses that arise from events or transactions that are clearly distinct from the ordinary activities of the enterprise and, therefore, are not expected to recur frequently or regularly.



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CIN: U74899DL2005PTC141537

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d) Fixed Assets

Fixed Assets are stated at cost of acquisition/construction, net of credit availed in respect of any duties & taxes, less accumulated depreciation. The cost also includes all pre-operative expenses and financing cost of borrowings till the commencement of commercial production.

e) Depreciation

Depreciation on Tangible Fixed Assets is provided on WDV method as per useful life prescribed in Schedule II of the Companies Act, 2013. Depreciation on assets purchased/sold during the year is charged on proportionate basis.

f) Use of Estimation :

The preparation of financial statements requires estimates and assumption to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expense during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known/ materialized. These estimates and underlying assumptions are reviewed on ongoing basis.

g) Provisions, Contingent Liabilities and Contingent Assets

Provisions are measured using substantial degree of estimation and are recognized when there is a present obligation as a result of past events and it is probable that there will be an outflow of resources to settle the obligation. Contingent Liabilities are not recognized but are disclosed in the notes wherever required. Contingent Assets are neither recognized nor disclosed in the financial statements.

h) Earnings per share

The earning considered in ascertaining the Company's E P S comprises the net profit after tax as per "Accounting Standard 20 – Earning per Share" issued by The Institute of Chartered Accountants of India. The number of shares used in computing basic and diluted EPS is the weighted average number of shares outstanding during the period.



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CIN: U74899DL2005PTC141537

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i) Accounting of Taxes

Provision for taxation for the year is ascertained on the basis of assessable profits computed in accordance with the provisions of Income Tax Act, 1961.

Deferred tax is recognized, subject to the consideration of prudence, on timing difference between taxable income and accounting income that originates in one period and are capable of reversal in one or more subsequent periods.

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED


Vagish Pathak
(Director)

DIN:00053041

15, Pusa Road, New
Delhi-110005


Sonali Pathak

Sonali Pathak
(Director)

DIN:00162800

15, Pusa Road, New
Delhi - 110005

Place: NEW DELHI

Dated: 24th September, 2025

UDIN: 25088266 BMIFOM 8516

For NEERAJ BHATIA & CO.

Chartered Accountants

FRN: 003730N




CA.SOORAJ BHATIA
Partner

M.No.: 088266

A – 7A/3, Rana Pratap Bagh, Delhi - 110007

VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Regd. Office : 15, Pusa Road, Karol Bagh New Delhi - 110 005. Ph. No.9810220343
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Financial Year: 2024-25

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Notes on Financial Statements for the year ended 31st March, 2025**1 SHARE CAPITAL**

Share Capital	As at 31st March, 2025		As at 31st March, 2024	
	Number	Amount	Number	Amount
Authorized 3,000,000 Equity Shares of Rs. 10 each	3000000	3,00,00,000.00	3000000	3,00,00,000.00
Issued, Subscribed & Paid up 11,000 Equity Shares of Rs. 10 each	11000	1,10,000.00	11000	1,10,000.00
Total	11000	1,10,000.00	11000	1,10,000.00

1.1 The Reconciliation of the number of Shares outstanding is set out as below :

Particulars	As at 31st March, 2025		As at 31st March, 2024	
	Number	Amount	Number	Amount
Shares outstanding at the beginning of the year	11000	1,10,000.00	11000	1,10,000.00
Add : Shares Issued during the year	-	-	-	-
Less : Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	11000	1,10,000.00	11000	1,10,000.00

1.2 The Detail of Equity Shareholders Holding more than 5% Shares

S.No.	Name of Shareholders	As at 31st March, 2025		As at 31st March, 2024	
		Number	% held	Number	% held
1	Mrs. Sonali Pathak, Director	5000	45.45%	5000	45.45%
2	Mr. Vagish Pathak, Director	6000	54.55%	6000	54.55%
	Total		100.00%		100.00%

Notes:**1.3 Right, preferences and restrictions attached to shares**

- The Company has one class of Equity shares having a par value of Rs. 10/- per share. Accordingly all the Equity shares rank equally with regard to voting rights, dividend and share in Company's residual assets.

1.4 Shares held by the promoters at the end of the year

S.No.	Name of Shareholder	Number of Shares	% of total shares	% Change during the year
1	Mrs. Sonali Pathak, Director	5,000.00	45.45%	-
2	Mr. Vagish Pathak, Director	6,000.00	54.55%	-

2 RESERVES & SURPLUS

S.No.	Particulars	As at 31st March, 2025		As at 31st March, 2024	
1	Profit & Loss Account				
	As per Last Balance Sheet	2,392.79		7,029.47	
	Add : Profit/(Loss) After Tax for the year	36,374.96		(4,635.86)	
	Less : Appropriations	38,767.75		2,393.61	
	- Late Filing Charges on TDS Return	(0.04)		-	
	- Interest on TDS	(0.21)		(0.82)	
	TOTAL	38,767.50		2,392.79	

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish
Vagish Pathak
(Director)
(DIN: 00053041)

Sonali Pathak
Sonali Pathak
(Director)
(DIN: 00162800)

15 PUSA ROAD, NEW DELHI, 110005

15 PUSA ROAD, NEW DELHI, 110005

Cont. 2



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 Financial Year: 2024-25

3 LONG TERM BORROWINGS

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
HDFC FORTUNER CAR LOAN		
Mercedes Benz Financial India Private Limited	1,316.84	1,960.27
TOTAL	12,990.00	14,306.84

4 DEFERRED TAX LIABILITY (NET)

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Deferred Tax Liability		
TOTAL	-	-

5 TRADE PAYABLES

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Sundry Creditors	7,163.25	6,324.82
TOTAL	7,163.25	6,324.82

5.1 TRADE PAYABLES AGEING SCHEDULE

Particulars	(Outstanding for following periods from due date of payments)				
	Less than one year	1-2 years	2-3 years	More than 3 Years	Total
(i) MSME					
(ii) Others	1,365.22				
(iii) Disputed dues- MSME					1,365.22
(iv) Disputed dues- Others					
				5,798.03	5,798.03

* There are no Disputed dues during both the reporting periods.
 * There are no unbilled dues reported.

6 OTHER CURRENT LIABILITIES

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
EMD received from Customer	82,190.00	84,690.00
Audit Fee Payable	3.90	0.70
Sonali Pathak (Director)	700.00	5,100.00
Vagish Pathak (Director)	704.34	1,774.45
Sanjeev Kumar	-	-
Security (Rent) Received	13,100.00	16,221.60
(7, Pusa Road, Karol Bagh, Delhi)		
Decathlon Security (Advance)	750.00	-
Decathlon Security (Rent)	9,364.80	9,000.00
TDS Payable	1,115.62	506.58
Salary Payable	1,232.00	2,050.00
Expense Payable	-	391.01
GST Payable	3,036.61	-
TOTAL	1,12,197.27	1,19,734.34

7 SHORT TERM PROVISIONS

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Provision for Income Tax	7,305.35	-
TOTAL	7,305.35	-

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish
 Vagish Pathak
 (Director)

Sonali Pathak
 Sonali Pathak
 (Director)

(DIN: 00053041)
 15 PUSA ROAD, NEW DELHI, 110005

(DIN: 00162800)
 15 PUSA ROAD, NEW DELHI, 110005

Cont... 3...



VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Regd. Office : 15, Pusa Road, Karol Bagh New Delhi - 110 005 Ph. No:9810220343

E-mail: vagish_pathak2004@yahoo.com, CIN: U74899DL2005PTC141537

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Financial Year: 2024-25

9 DEFERRED TAX ASSET (NET)

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Deferred Tax Asset	180.75	265.97
TOTAL	180.75	265.97

10 LOANS & ADVANCES – LONG TERM (Unsecured, Considered Good)

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Krish Realtech Pvt Ltd- Advance for Plot Booking	500.00	500.00
Parvinder Kumar Khurana – Advance for Property	1,100.00	1,100.00
Shivam Realtynman Pvt. Ltd.	5,000.00	5,000.00
Security Deposits- Delhi Jal Board	2,099.09	-
Security Deposit - BSES (Electricity)	3,078.00	3,078.00
TOTAL	11,777.09	9,678.00

11 INVENTORIES

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Building under Construction (Address: 7, Pusa Road, Karol Bagh, New Delhi-110005)	1,05,724.80	1,05,421.98
TOTAL	1,05,724.80	1,05,421.98

12 TRADE RECEIVABLES

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Sundry Debtors (Unsecured, considered Good)	18,508.11	-
- outstanding for Less than Six Months	-	-
- Others	-	-
TOTAL	18,508.11	-

12.1

Particulars	(Outstanding for following periods from due date of payments)					
	Less than 6 Months	6 Months - 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
(i) Undisputed Trade receivable - considered goods	18,508.11	-	-	-	-	18,508.11
(ii) Undisputed Trade receivable - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade receivable - considered goods	-	-	-	-	-	-
(iv) Disputed Trade receivable - considered doubtful	-	-	-	-	-	-

* There are no disputed trade receivable considered goods and doubtful during both the reporting periods.
* There are no unbilled dues reported

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish Pathak
Vagish Pathak
(Director)
(DIN: 00053041)

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Sonali Pathak

Sonali Pathak
(Director)
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15 PUSA ROAD, NEW DELHI, 110005

Cont. 6



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Financial Year: 2024-25

13 CASH & CASH EQUIVALENTS

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Cash in Hand & Imprest A/c		
Current Account Balances	840.77	483.31
- Bank of Baroda (Account No. 0970200000520)		
- Axis Bank (Account No. 911020020008357)	36.24	36.24
TOTAL	1,306.34	151.42
	2,183.35	670.97

14 Other Current Assets

Particulars	(Amount in Rs. '000)	
	As at 31st March, 2025	As at 31st March, 2024
Prepaid Insurance		
TDS Receivable	56.87	22.87
GST Credit Ledger	5,031.41	3.86
Unclaimed GST FY 23-24	-	871.44
Advance to Supplier	-	1,006.97
Architecture fee Payable	7,562.08	27.40
Stamp Duty paid (For 9 Years) - Decathlon	-	25.00
TCS Receivables	2,088.16	795.10
Advance Tax	139.13	-
	2,000.00	-
TOTAL	16,877.66	2,752.64

15 REVENUE FROM OPERATIONS

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Sale of Interior to Decathlon	15,226.39	-
TOTAL	15,226.39	-

16 OTHER INCOME

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Rental Income	62,825.00	-
Interest on Income Tax Refund	0.13	-
Interest from BSES Electricity	266.25	38.60
TOTAL	63,091.38	38.60

17 COST OF MATERIAL CONSUMED

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Construction Expenses	8,929.93	18,397.85
Interior Purchased For Decathlon	2,028.08	8,627.12
TOTAL	10,958.02	27,024.97

18 CHANGES IN INVENTORIES OF FINISHED GOODS, WIP AND STOCK-IN-TRADE

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Opening Stock (Building under Construction)	1,05,421.98	78,277.02
Less: Closing Stock (Building under Construction)	(1,05,724.80)	(1,05,421.98)
TOTAL	(302.82)	(27,144.97)

19 EMPLOYEE BENEFITS EXPENSE

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Salaries & Wages	4,752.00	1,540.00
TOTAL	4,752.00	1,540.00

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish
Vagish Pathak
(Director)

(DIN: 00053041)

15 PUSA ROAD, NEW DELHI, 110005

Sonali Pathak

Sonali Pathak

(Director)

(DIN: 00162800)

15 PUSA ROAD, NEW DELHI, 110005



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Financial Year: 2024-25

20 FINANCE COST

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Interest on Car Loan	129.39	177.23
TOTAL	129.39	177.23

21 DEPRECIATION AND AMORTIZATION EXPENSES

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Depreciation on Fixed Assets	2,766.94	856.22
TOTAL	2,766.94	856.22

22 OTHER EXPENSES

Particulars	(Amount in Rs. '000)	
	2024-25	2023-24
Audit Fee	40.00	41.30
Electricity Expenses	309.92	500.48
Printing & Stationery	16.60	2.85
Office Repair & maintenance	1,539.34	131.50
Telephone Expenses	8.45	5.00
ROC Filing Fee	3.90	8.80
Repair Maintenance-Car	48.56	26.50
Misc Expenses	87.88	36.44
Bank Charges	3.33	1.56
Insurance Charges	44.03	107.64
Software & Subscription	-	8.41
Accounting Charges	60.00	-
Commission Paid	1,500.00	-
Security Expense	3,819.48	214.23
Director Remuneration	5,400.00	1,000.00
MCD Tax	640.00	88.23
Office Expense	143.63	2.50
Freight Inward	-	120.00
Consultancy Fees	200.00	-
DG Running and Maintainance Expenses	417.60	-
Delhi Jal Bills	99.18	-
Stamp Duty Paid	261.02	-
Travelling Expenses	1,477.07	-
Business Promotion	25.00	-
Festival Expenses	63.07	-
Legal and Professional	40.64	-
TOTAL	16,248.70	2,295.44

22.1 Payment to Auditor as :

Particulars	(Amount in Rs. '000)	
	2024-2025	2023-2024
(a) Statutory Audit Fee	40.00	41.30
TOTAL	40.00	41.30

23 EARNINGS PER EQUITY SHARE :

Particulars	(Amount in Rs. '000)	
	2024-2025	2023-2024
Net Profit/(Loss) after Tax as per Statement of Profit and Loss	36,374.96	(4,635.86)
Weighted Average number of equity share (No.)	11,000.00	11,000.00
Basic and Diluted Earning per share (Rs.)	3,306.81	(421.44)
Face Value per equity share (Rs.)	10	10

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish
Vagish Pathak
(Director)
(DIN 00053041)

15 PUSA ROAD, NEW DELHI, 110005

Sonali Pathak

Sonali Pathak
(Director)

(DIN 00162800)

15 PUSA ROAD, NEW DELHI, 110005

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Financial Year: 2024-25

24 RELATED PARTY DISCLOSURES

S.No.	Name of Related Party	Relationship	Nature of Transaction	Volume of Transaction	(Amount in Rs. '000)
					Balance As at 31st March 2025
1	Idha Enterprises Pvt. Ltd.	Co. under the same management	Advance against property received	-	2,900.00
2	Imperial Tobacco Co. Ltd	Co. under the same management	Advance	-	4,300.00
3	Vagish Pathak	Director	Director Remuneration	3,000.00	704.34
			Expenses Paid on Behalf of Company	287.11	
4	Sonali Pathak	Director	Director Remuneration	2,400.00	700.00
5	Idha Pathak	Daughter of Director's	Salary	1,200.00	500.00
6	Viturv Pathak	Son of Director's	Salary	1,200.00	500.00

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish
Vagish Pathak
(Director)

(DIN 00053041)

15 PUSA ROAD, NEW DELHI, 110005

Sonali Pathak

Sonali Pathak

(Director)

(DIN 00162800)

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FINANCIAL YEAR : 2024-25

8. PROPERTY, PLANT & EQUIPMENTS - Tangible Asset

PARTICULARS	GROSS BLOCK		DEPRECIATION		(Amount in Rs. '000)	
	As at 01.04.2024	Additions during year	As at 31.03.2025	As at 01.04.2023	As at 31.03.2025	As at 31.03.2024
AIR CONDITIONER	94.54	-	94.54	35.23	49.36	59.31
DG Set (Put to use in this Year)	9,558.00	-	9,558.00	-	1,730.34	9,558.00
Furniture	115.70	84.15	199.85	7.07	54.13	108.63
CAR	4,220.61	15,548.58	19,769.19	2,213.90	3,189.30	2,006.71
TOTAL	13,988.85	15,632.73	29,621.58	2,256.19	5,023.13	11,732.66
PREVIOUS YEAR:	4,257.61	9,731.24	13,988.85	1,399.98	2,256.19	2,857.64

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED

Vagish Sonali Pathak

Vagish Pathak
(Director)
(DIN: 00053041)
15 PUSA ROAD, NEW DELHI,
110005

Sonali Pathak
(Director)
(DIN: 00162800)
15 PUSA ROAD, NEW DELHI,
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FINANCIAL YEAR : 2024-25

24 Accounting Ratio's

	Particulars	Numerator	Denominator	Year ended 31.03.2025	Year ended 31.03.2024	Deviation (in %)	Remarks where changes is more than 25%
a)	Current Ratio (in times)	Current Assets	Current Liabilities	1.13	0.86	31.02	This is due to increase in Current Assets during the year
b)	Debt- Equity Ratio (in times)	Total Debt	Total Equity	0.37	0.78	-53.02	Due to increase in debt and also increase in Current Year Net Profit
c)	Debt- Service Coverage Ratio (in times)	Net Operating Income	Finance Cost + Principal	116.73	1.92	-6,193.05	This is due to increase in Net Operating Income by the company as compared to last year
d)	Return on Equity Ratio (in %)	Net Profit after Tax	Equity	93.56%	-185.23%	150.51	During the year, Company has made the profit
e)	Inventory Turnover Ratio (in times)	Cost of Good Sold	Average Inventory	0.10	-	100.00	This is due to Company has started generating Revenue from this year
f)	Trade Receivable Turnover Ratio (in times)	Revenue from Operation (Incl. Rent)	Average Trade Receivables	8.43	N.A.	100.00	This is due to Company has started generating Revenue from this year
g)	Trade Payable Turnover Ratio (in times)	Purchases	Average Trade Payables	1.62	4.09	60.25	This year company has made purchases for Construction activity.
h)	Net Capital Turnover Ratio (in times)	Revenue from Operation (Incl. Rent)	Net Working capital	4.69	-	100.00	This is due to Company has started generating Revenue from this year
i)	Net Profit Ratio (in %)	Net Profit After Tax	Revenue from Operation (Incl. Rent)	0.47	-	100.00	This is due to Company has started generating Revenue from this year
j)	Return on capital employed (in %)	EBIT	(Total Assets- Current Liabilities)	82.29%	-105.54%	177.97	This is due to Company has started generating Revenue from this year
k)	Return on Investment (in %)	Net Profit	Total Assets	20.23%	-3.55%	659.44	This is due to Company has started generating Revenue from this year

Note 25:-

25(i) Title Deeds of Immovable of Property not held in the name of the company:

The Company does not hold any immovable property whose title deeds are not held in the name of companies or jointly held with others.

25(ii) The Companies has not revalued its Property , Plant & Equipment during the period under reporting.

25(iii) The Company has not granted any loans & advances to its promoters, directors, KMP and other related as defined (Under Companies Act 2013), either severally or jointly with any other person which are in the nature of loans.

25(iv) Intangible Assets Under development:

- There are no Intangible Assets under development hence no aging schedule is applicable.
- There are no Intangible Assets under development , whose completion is overdue or has exceeded its cost compared to its original plan.

25(v) Details of Benami Property held

The company does not have any Benami property where any proceedings has been initiated or pending against the company for holding any benami property.

25(vi) Statement of Current Assets filed with Bank

Company does not have any borrowing from the bank.

25(vii) Wilful Defaulters

The Company has not been declared wilful defaulter by any bank or financial Institution or government or any government authority.

25(viii) Relationship with Struck off Companies

The Companies has not made any transaction with the companies struck off under section 248 of the Companies Act, 2013

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED



Vagish Pathak
(Director)
(DIN: 00053041)
15 PUSA ROAD,
NEW DELHI, 110005

Sonali Pathak

Sonali Pathak
(Director)
(DIN: 00162800)
15 PUSA ROAD,
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FINANCIAL YEAR : 2024-25

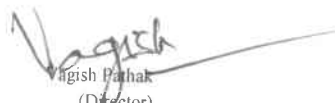
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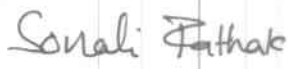
- 25(ix) **Registration of charges or satisfaction with the Registrar of Companies**
The Company does not have charges or satisfaction which is yet to be Registered with the registrar of Companies beyond the statutory period.
- 25(x) **Compliance With number layer of companies**
The company does not have any investments through more than two layers of investment companies as per section 2(87) (d) and section 186 of companies Act 2013.
- 25(xi) **Compliance with approved Scheme(s) of Arrangements**
No Scheme of any arrangements has been approved by the competent authority in terms of section 230 to 237 of the companies Act 2013.
- 25(xii) **Utilisation of Borrowed funds and Share Premium**
The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kinds of funds) to any other person(s) or entity(ies) including foreign entities (Intermediaries) with the Understanding (whether recorded in writing or otherwise) that intermediary shall:
- (i) directly or indirectly lend or invest in other person entities in any manner whatsoever by or on behalf of company (ultimate beneficiaries)
 - (ii) Provide any guarantee, security or the like to on behalf of ultimate beneficiaries.
- (B) The Company has not received any other person(s) or entity(ies) including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that intermediary shall:
- (i) Directly or indirectly lend or invest in other person entities in any manner whatsoever by or on behalf of company (ultimate beneficiaries).
 - (ii) Provide any guarantee, security or the like to on behalf of ultimate beneficiaries
- 25(xiii) The Company has no transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assesment under the Income Tax Act 1961.
- 27(xiv) The Company has not invested or traded in crypto currency or virtual currency during the financial year.

Note 26 - General Information

- (i) In the opinion of board, all current assets, loans and advances are approximately of the value stated, if realised in ordinary course of the business and in their opinion and to the of their knowledge and belief all known liabilities have been brought to the accounts.
- (ii) Previous year's figures are regrouped/reclassified wherever consider necessary to make them compareable with the current year figures
- (iii) The company has not paid the TDS on Aperia Projects Private Limited of Rs. 1,62,076.00 till the time of Approval of Financial Statement.

For VAGISH PATHAK PROPERTIES PRIVATE LIMITED


Vagish Pathak
(Director)
(DIN: 00053041)
15 PUSA ROAD,
NEW DELHI, 110005


Sonali Pathak
(Director)
(DIN: 00162800)
15 PUSA ROAD,
NEW DELHI, 110005

Place: New Delhi

Date: 24 SEP 2025

UDIN: 25088266BMIFOM8516



For NEERAJ BHATIA & CO.
Chartered Accountants
FRN: 003730N


CA SOORAJ BHATIA
Partner
M.No. 088266
A-7A/3, Rana Pratap Bagh, Delhi-110007