

Cost of Real Estate Project State RERA Registration Number - UPRERAPRJ15396

Project Name – Ganpati Smart City / Unnati Awas Yojna – 3

As on 31.12.2025

Sr. No	Particulars		Amount (in lacs)	
			Estimated	Incurred & paid
			(Column - A)	(Column - B)
1				
	i	Land Cost:		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	304.71	304.71
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
	c	Acquisition cost of TDR (if any)	-	-
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	-	-
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	-	-
	f	Under Rehabilitation Scheme:		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column-A).	-	-



(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
(iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	-	-

(iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
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Sub-Total of Land Cost		304.71	304.71

ii	Development Cost/Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A).	4675.00	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B). Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		4390.19



a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e., salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	603.48	671.32
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	-
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	388.80	251.31
Sub-Total of Development Cost		5667.28	5312.82

2	Total Estimated Cost of the Real Estate Project (1 (i) + 1 (ii) of Estimated Column - A	5971.99
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + 1 (ii) of Incurred Column - B	5617.53
4	Percentage of completion of Construction Work (ii a i-column b / ii a i-column a)	93.90%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)	94.06%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5).	5617.25



7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	3450.99
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate (6-7)	2166.26

This certificate is being issued for RERA compliance for the Company **(Ganpati Infrastructure Development Co. Ltd. for Ganpati Smart City / Unnati Awas Yojna - 3** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant
For Anurag Jain and Associates
Partner
Date: 16.03.2026
(Membership Number 418062)
Place: Agra
Name: Anurag Jain
UDIN- 26418062OWAFEF3264



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred).	354.46
2		Balance number of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts).	4513.44
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts).	44971 Sq Ft
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	1484.03
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5997.47
5		Amount to be deposited in Designated Account – 70% or 100% If 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70.00%

This certificate is being issued for RERA compliance for the Company (Ganpati Infrastructure Development Co. Ltd for Project's Ganpati Smart City / Unnati Awas Yojna – 3 and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant
For Anurag Jain and Associates
Partner

Date: 16.03.2026

(Membership Number 418062)

Place: Agra

Name: Anurag Jain

UDIN- 26418062OWAFEF3264



Annexure – A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory**

(Amount in lacs)

Sr. No	Tower Name	Area (in Sq. Ft.)	Consideration as per Agreement	Received Amount	Balance Amount
1	K-2	137775.00	4001.67	4985.57	4513.44
2	N-2	67725.00	1876.40		
3	N-3	89225.00	2189.57		
4	S-1	61044.00	1431.37		
Total		355769	9499.01	4985.57	4513.44

(Unsold Inventory Valuation)

Of the Residential/commercial premises Rs.3300/- per Sq. Ft.

(Amount in lacs)

Tower Name	Total Area	Unsold Area	Consideration as per Agreement
K-2	150,300	12525	413.32
N-2	75,250	4525	149.32
N-3	90,300	1075	35.47
S-1	87,890	26846	885.92
Total		44971	1484.03

Signature of Chartered Accountant
For Anurag Jain and Associates
Partner
Date: 16.03.2026
(Membership Number 418062)
Place: Agra
Name: Anurag Jain



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