

To Board of Directors,

M/s. GGANBU Land Private Limited  
H NO C 50 3RD FLOOR  
SUSHANT LOK 2, Gurgaon,  
GURUGRAM, Haryana, India, 122011

On the basis of information, explanations and records produced before us by M/s Gganbu Land Private Limited, having its Registered Office at H. NO. C 50 3RD FLOOR SUSHANT LOK 2, Gurgaon, GURUGRAM, Haryana, India, 122011, this is to certify that Net Worth as on 28<sup>th</sup> February, 2024 of the company are as per the details given below:-

| Particulars                             | Amount (in Rs. lakhs) |
|---|-----------------------|
| Paid up Capital                         | 1.00                  |
| <b>Add:</b> Reserve & Surplus           | (1.08)                |
| <b>Less:</b> Accumulated losses, if any | -                     |
| <b>Less:</b> Miscellaneous Expenditure  | -                     |
| <b>Total Net Worth</b>                  | <b>(0.08)</b>         |

### Management's Responsibility

1. The creation and maintenance of all accounting and other records supporting its contents is solely the responsibility of the management of the company. The Company's Management is responsible for the designing, implementing and maintaining internal control relevant to the preparation and presentation of the information and documents and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

### Auditor's Responsibility

2. We conducted our examination of the information/documents provided to us in accordance with the Guidance note on Reports or Certificates for Special purposes issued by the Institute of Chartered Accountants of India. The Guidance note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
3. We have complied with the relevant applicable requirements of the standard on Quality Control (SQC) 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and other Assurance and Related Services Engagements.



Head Office:  
4696 Brij Bhawan  
21A Ansari Road  
Darya Ganj,  
New Delhi-110002, INDIA  
Tel : +91-11-2328-8101

Corporate Office:  
GLOBAL BUSINESS SQUARE  
Building No. 32, Sector 44,  
Institutional Area Gurgaon,  
122003, India  
Tel : +91-124-4786-200

Nehru Place:  
503, Chiranjiv Tower,  
43, Nehru Place  
New Delhi 110019, India  
+91-11-2622-3712,  
2622-6933

Mumbai:  
305-306, 3<sup>rd</sup> Floor,  
Garnet Palladium,  
Behind Express Zone,  
Off Western Express  
Highway, Goregaon (East),  
Mumbai - 400063

Karol Bagh:  
17A/55, Triveni Plaza,  
Gurudwara Road,  
Karol Bagh,  
New Delhi- 110005  
Tel : +91-11-4504-4453

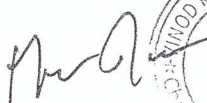

Chandigarh:  
SCO-705, 1st Floor,  
NAC Manimajra  
Chandigarh-160101, India  
Tel : +91-172-507-7789,  
5077-790



## Restriction on Use

4. This Certificate is issued solemnly for RERA purposes on the request of the company and it should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

**For Vinod Kumar & Associates**  
**Chartered Accountants**  
**FRN: 002304N**

**Mukesh Dadhich**  
**(Partner)**

**Membership No.:- 511741**

**UDIN: 24511741BJZYPA6262**

**Place: New Delhi**

**Date: 29<sup>th</sup> February, 2024**





# KNA ASSOCIATES

CHARTERED ACCOUNTANTS

10 Sagar Apartments, 6 Tilak Marg, New Delhi-110 001  
Phone +91 11 42 271 056  
E-mail: contact@knaca.com • Website: http://knaca.com

CERTIFICATE NO. KNA/NR/2023-24/088

## NET WORTH CERTIFICATE

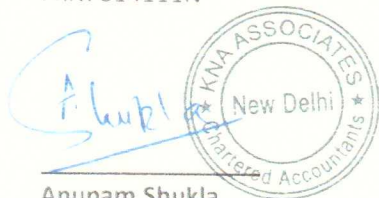
This is to certify that the net worth of **Mr. Ankur Seth** ("The Client") having PAN **BHAPS1874E**, R/O C-4, Sector 44, Noida-201301 as on 31<sup>st</sup> March 2023 as per the statement of computation enclosed in Annexure "A" to this certificate is **Rs. 5,58,65,300/-** (Rupees Five Crores Fifty Eight Lakhs Sixty Five Thousand and Three Hundred only).

### The basis of above net worth computation is as under –

- a) The values in respect of all immovable properties are based on cost.
- b) The value in respect of shares of companies has been taken on the basis of cost price.
- c) **Annexure-A** forms an integral part of this certificate.

**Disclaimer:** This certificate has been issued at the request of the client and is based on the relevant books of accounts and other records/data produced to us and relied upon by us, without any risk or liability on our part, for onward submission.

For KNA Associates  
Chartered Accountants  
FRN: 014111N



**Anupam Shukla**

(Partner)

Membership No: -543052

UDIN: 23543052BGVOAG5613

Date: 16<sup>th</sup> December, 2023

Place: New Delhi





**ANNEXURE - A**

**Net Worth- Mr. Ankur Seth as on 31st March 2023**

**Particulars of Assets**

**A. IMMOVABLE PROPERTY**

|  | Amount (Rs.) | Amount (Rs.) |
|--|--------------|--------------|
| 1 Residential Property (B6-101 World Spa West)     | 4,08,60,010  |              |
| 2 Residential Property (Flat at JP Infra Limited)  | 59,21,529    |              |
| 3 Commercial Property (Shop No.-G-9, Tradex Tower) | 8,00,000     |              |
| 4 Commercial Property (Tradex Tower-1, G-12)       | 19,07,086    |              |
| 5 Commercial Property (Unit No. 301 at ERA REST)   | 33,27,386    |              |
| 6 Commercial Property (Unit No. 302 at ERA REST)   | 38,94,082    |              |
| 7 Commercial Property (Unit No. 303 ERA REST)      | 42,19,024    | 6,09,29,117  |

**B. INVESTMENT:**

|   |             |             |
|---|-------------|-------------|
| 1 Equity shares in Icatayst Wealth Advisors Private Limited | 90,000      |             |
| 2 Equit Shares in Cupromed India Private Limited            | 20,000      |             |
| 3 Equit Shares in Assets Xperts Private Limited             | 50,000      |             |
| 4 Equit Shares in Dhoopla Enterprise Private Limited        | 1,23,53,340 |             |
| 5 Equit Shares in Elite Realty Infratech Private Limited    | 1,40,000    |             |
| 6 Equit Shares in Elite Wealth Advisors Limited             | 80,40,000   |             |
| 7 Equit Shares in Era Resorts Private Limited               | 59,22,000   |             |
| 8 Equit Shares in Foothold assets private Limited           | 50,000      |             |
| 9 Equit Shares in Gganbu Private Limited                    | 25,000      |             |
| 10 Investment in Mutual Funds                               | 4,00,000    |             |
| 11 Investment in Unit Linked Insurance Policy               | 13,08,000   |             |
| 12 Investment in National Pension Scheme                    | 5,02,261    |             |
| 13 Investment in Public Provident Form                      | 3,12,000    | 2,92,12,601 |

**C. LOAN & ADVANCES:**

|   |             |             |
|---|-------------|-------------|
| 1 Loans & Advances to Corporates/ Individuals | 6,51,82,157 |             |
| 2 Other Receivables                           | 1,03,280    | 6,52,85,437 |

**D. CASH & BANK BALANCES:**

|                   |          |          |
|-------------------|----------|----------|
| 1 Cash Balance    | 1,91,276 |          |
| 2 FDR's with bank | 4,20,000 | 6,11,276 |

Less:

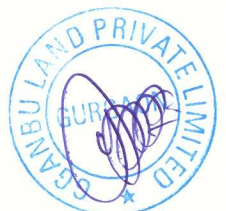
**A. PAYABLES:**

|  |             |              |
|--|-------------|--------------|
| 1 Loans Payable to Corporates/ Individuals | 7,15,35,643 |              |
| 2 Bank Overdraft                           | 2,85,96,502 |              |
| 3 Security deposits                        | 16,000      |              |
| 4 Trade Payables                           | 25,000      | 10,01,73,145 |

**Net Worth  
Rounded Off**

**5,58,65,286  
5,58,65,300**

UDIN: 23543052BGVOAG5613



Net Worth Statement

I, the undersigned hereby confirm that I own the assets, the details & value of which is as given below.

| Immovable Property   | Value in ₹ Laacs |
|--|------------------|
| 100% share of residential property situated at unit no. B6-1301 in Parsvanth Exotica, Village Wazirabad, Sector-53, Gurgaon admeasuring 3495 Sq. Ft. (At cost) | 275.00           |
| <b>Total (A)</b>   | <b>275.00</b>    |
| <b>Movable Property</b>  |                  |
| Bank balance as at 27.02.2024  | 61.90            |
| Cash in hand as at 27.02.2024  | 0.60             |
| Shares in M/s Exceedo Developers Private Limited as on 31.03.2023  | 0.50             |
| Shares in M/s Exceedo Know Your Land Pvt. Ltd. as on 31.03.2023  | 0.50             |
| Shares in M/s Trustbridge Realtors Private Limited as on 02.11.2023  | 0.50             |
| Loans and advances in M/s Exceedo Know Your Land Pvt. Ltd. as on 31.03.2023  | 1.00             |
| Insurance (Paid up Value)  | 4.50             |
| <b>Total (B)</b>   | <b>69.50</b>     |
| Less: Loans and Liability  | -                |
| <b>Total (C)</b>   | <b>-</b>         |
| <b>Grand Total (A+B-C)</b>   | <b>344.50</b>    |



Signature:

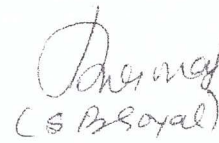
Name: Mr. Musolani

PAN: AQFPM4258D

Place: New Delhi

Date: 28.02.2024

Checked & found correct subject to  
evidences & records produced before us.

  
(S B Roy)

M NO. 083992

UDIN: 24083992BKCSNG4530

