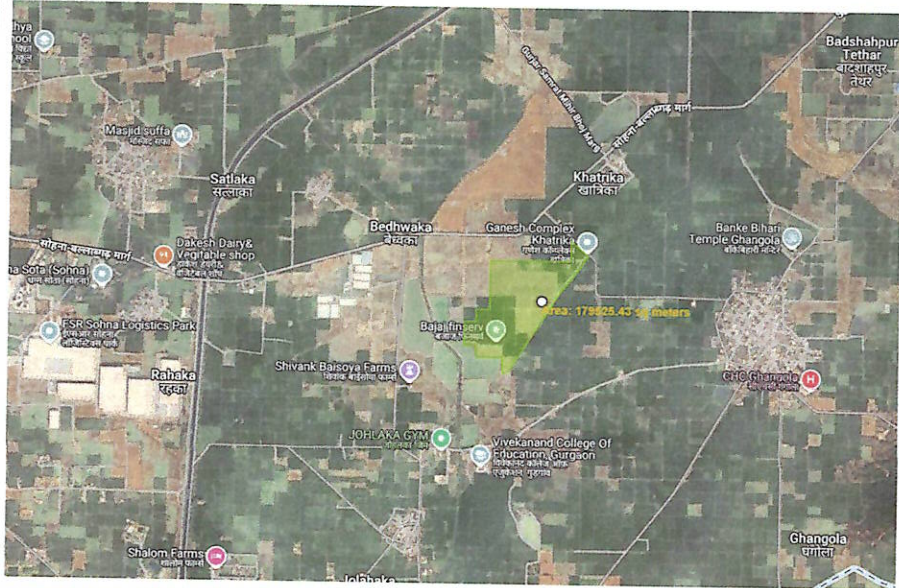


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|-------------------------------------------------------|
| <b>NAME OF THE PROJECT</b><br><b>"GANESH COMPLEX"</b> |
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| PROJECT REPORT FOR “GANESH COMPLEX” SITUATED AT<br>VILLAGE KHATRIKA, SOHNA, GURGAON, HARYANA |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
|----------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------|----------------------------------------------------------------------|------------------------|-------------------------------------|------------------------|---------------------------------------|------------------------|-----------------------------------------------------------|------------------------|
| S. No.                                                                                       | Item                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 1                                                                                            | Applicant Name         | Ganesh Panchratnam India Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 2                                                                                            | Registered Office      | Ganesh Complex, NH-6, Bombay Road, Raghudevpur, P.O. Panchla, Howrah, Uluberia, West Bengal 711322                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 3.                                                                                           | About Company          | Ganesh Panchratnam India Limited is a Public Limited Company incorporated with CIN – U51109WB2006PLC107132. The Company is primarily engaged in Infrastructure development, real estate development and project management.                                                                                                                                                                                                                                                                                                                   |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 4.                                                                                           | Nature of Project      | Industrial Plotted Colony, namely, “Ganesh Complex”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 5.                                                                                           | Project Brief          | The promoters have conceptualized am Industrial Plotted Colony, namely, “Ganesh Complex” on land measuring 44.5875 acres granted License No. 41 of 2026 dated 06.03.2026.                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 6.                                                                                           | Site Map               |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| 7.                                                                                           | Connectivity           | <table><tr><td>Dedicated Freigh Corridor Intersection (via Sohna – Ballabgarh Road)</td><td>16 Kms (Approximately)</td></tr><tr><td>Delhi – Mumbai Expressway Intersection (via Sohna – Ballabgarh Road)</td><td>29 Kms (Approximately)</td></tr><tr><td>Rajeev Chowk, Gurgaon (via NH 248A)</td><td>31 Kms (Approximately)</td></tr><tr><td>Gurgaon Railway Station (via NH 248A)</td><td>36 Kms (Approximately)</td></tr><tr><td>Indira Gandhi International Airport, Delhi (via NH 248 A)</td><td>59 Kms (Approximately)</td></tr></table> | Dedicated Freigh Corridor Intersection (via Sohna – Ballabgarh Road) | 16 Kms (Approximately) | Delhi – Mumbai Expressway Intersection (via Sohna – Ballabgarh Road) | 29 Kms (Approximately) | Rajeev Chowk, Gurgaon (via NH 248A) | 31 Kms (Approximately) | Gurgaon Railway Station (via NH 248A) | 36 Kms (Approximately) | Indira Gandhi International Airport, Delhi (via NH 248 A) | 59 Kms (Approximately) |
| Dedicated Freigh Corridor Intersection (via Sohna – Ballabgarh Road)                         | 16 Kms (Approximately) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| Delhi – Mumbai Expressway Intersection (via Sohna – Ballabgarh Road)                         | 29 Kms (Approximately) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| Rajeev Chowk, Gurgaon (via NH 248A)                                                          | 31 Kms (Approximately) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| Gurgaon Railway Station (via NH 248A)                                                        | 36 Kms (Approximately) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |
| Indira Gandhi International Airport, Delhi (via NH 248 A)                                    | 59 Kms (Approximately) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                      |                        |                                                                      |                        |                                     |                        |                                       |                        |                                                           |                        |

|                                 |                    |                                                                                      |                         |                  |                 |               |  |  |
|---------------------------------|--------------------|--------------------------------------------------------------------------------------|-------------------------|------------------|-----------------|---------------|--|--|
| 7.                              | Unit Description   | S. No.                                                                               | Type                    | No. of Units     | Area (sqm)      | Unsold Units  |  |  |
|                                 |                    | 1.                                                                                   | Industrial Plots        | 143              | 112,678.23      | 143           |  |  |
|                                 |                    | 2.                                                                                   | Commercial              | 1                | 879.66          | 1             |  |  |
|                                 |                    | Total                                                                                |                         | 144              | 113,557.89      | 144           |  |  |
|                                 |                    |                                                                                      |                         |                  |                 |               |  |  |
| 8.                              | Total Project Cost | Cost Heads                                                                           |                         | Amount (Lacs)    | Incurred (Lacs) |               |  |  |
|                                 |                    | Land Cost                                                                            |                         | 14,728.59        | 1,351.00        |               |  |  |
|                                 |                    | License Fee and Conversion Charges                                                   |                         | 152.91           | 152.91          |               |  |  |
|                                 |                    | State Infrastructure Development Charges                                             |                         | 351.10           | 0.00            |               |  |  |
|                                 |                    | External Development Charges                                                         |                         | 0.00             | 0.00            |               |  |  |
|                                 |                    | Other Costs including Working Capital (Estimated)                                    |                         | 1,725.37         | 0.00            |               |  |  |
|                                 |                    | Total Project (Non-Construction Cost)                                                |                         | 16,957.97        | 1,503.91        |               |  |  |
|                                 |                    |                                                                                      |                         |                  |                 |               |  |  |
|                                 |                    | Internal Development Works – IDW                                                     |                         | 6,274.46         | 0.00            |               |  |  |
|                                 |                    | Electrification Cost                                                                 |                         | 445.88           | 0.00            |               |  |  |
|                                 |                    | Total Project (Construction Cost)                                                    |                         | 6,720.34         | 0.00            |               |  |  |
|                                 |                    | Total Project Cost                                                                   |                         | 23,678.31        | 1,503.91        |               |  |  |
|                                 |                    | 9.                                                                                   | Total Sales (Estimated) | Heads            |                 | Amount (Lacs) |  |  |
|                                 |                    |                                                                                      |                         | Industrial Plots |                 | 24,657.51     |  |  |
| Commercial                      |                    |                                                                                      |                         | 240.49           |                 |               |  |  |
| Total Sale Proceeds (Envisaged) |                    |                                                                                      |                         | 24,898.00        |                 |               |  |  |
| 10.                             | Site Photograph    |  |                         |                  |                 |               |  |  |

| GANESH PANCHRATNAM INDIA LIMITED                                                                                 |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
|------------------------------------------------------------------------------------------------------------------|------------------------|------------|------------|------------|------------------------|------------|------------|------------|------------------------|------------|------------|------------|------------------------|------------|------------|------------|------------------------|------------|------------|------------|
| PROJECT: DEVELOPMENT OF INDUSTRIAL TOWNSHIP (44.5875 ACRES) AT VILLAGE KHATRIKA (HADBAST # 213), SOHNA, GURUGRAM |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| PERT CHART                                                                                                       |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| TASK                                                                                                             | Financial Year 2026-27 |            |            |            | Financial Year 2027-28 |            |            |            | Financial Year 2028-29 |            |            |            | Financial Year 2029-30 |            |            |            | Financial Year 2030-31 |            |            |            |
|                                                                                                                  | Q2<br>2026             | Q3<br>2026 | Q4<br>2026 | Q1<br>2027 | Q2<br>2027             | Q3<br>2027 | Q4<br>2027 | Q1<br>2028 | Q2<br>2028             | Q3<br>2028 | Q4<br>2028 | Q1<br>2029 | Q2<br>2029             | Q3<br>2029 | Q4<br>2029 | Q1<br>2030 | Q2<br>2030             | Q3<br>2030 | Q4<br>2030 | Q1<br>2031 |
| State Infrastructure Development Charges                                                                         | 50.00%                 | 50.00%     |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| Other Costs                                                                                                      | 10.00%                 | 10.00%     | 9.00%      | 9.00%      | 8.00%                  | 8.00%      | 7.00%      | 7.00%      | 6.00%                  | 6.00%      | 5.00%      | 5.00%      | 4.00%                  | 3.00%      | 2.00%      | 1.00%      |                        |            |            |            |
| Boundary Wall                                                                                                    | 25.00%                 | 25.00%     | 25.00%     | 25.00%     |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| Main Gate & Weigh Bridge                                                                                         |                        | 33.33%     | 33.33%     | 33.33%     |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| Administrative block                                                                                             |                        |            | 25.00%     | 25.00%     | 25.00%                 | 25.00%     |            |            |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| STP/ETP System                                                                                                   |                        |            | 12.50%     | 12.50%     | 12.50%                 | 12.50%     | 12.50%     | 12.50%     | 12.50%                 | 12.50%     | 12.50%     |            |                        |            | 12.50%     | 12.50%     |                        |            |            |            |
| Storm Water Drain System with RWH                                                                                |                        |            |            | 12.50%     | 12.50%                 | 12.50%     | 12.50%     | 12.50%     | 12.50%                 | 12.50%     | 12.50%     |            |                        |            |            |            |                        |            |            |            |
| Ground Filling                                                                                                   | 12.50%                 | 12.50%     | 12.50%     | 12.50%     | 12.50%                 | 12.50%     | 12.50%     | 12.50%     |                        |            |            |            |                        |            |            |            |                        |            |            |            |
| Water Supply Lines with UGT                                                                                      |                        |            |            |            |                        | 16.66%     | 16.66%     | 16.67%     | 16.67%                 |            |            |            | 16.67%                 | 16.67%     |            |            |                        |            |            |            |
| Road, Walkway & Parking                                                                                          |                        |            |            |            | 8.33%                  | 8.33%      | 8.33%      | 8.33%      | 8.33%                  | 8.33%      | 8.33%      | 8.33%      | 8.34%                  | 8.34%      | 8.34%      | 8.34%      |                        |            |            |            |
| Electrification                                                                                                  |                        |            |            |            |                        |            |            | 16.66%     | 16.66%                 | 16.67%     | 16.67%     | 16.67%     | 16.67%                 |            |            |            |                        |            |            |            |
| Camera & Street Light                                                                                            |                        |            |            |            |                        |            |            |            |                        | 16.66%     | 16.66%     | 16.67%     | 16.67%                 | 16.67%     | 16.67%     |            |                        |            |            |            |
| Fire Fighting                                                                                                    |                        |            |            |            |                        |            |            |            |                        |            |            | 12.50%     | 12.50%                 | 12.50%     | 12.50%     | 12.50%     | 12.50%                 | 12.50%     | 12.50%     |            |
| Front Beautification                                                                                             |                        |            |            |            |                        |            |            |            |                        |            |            |            |                        |            |            | 20.00%     | 20.00%                 | 20.00%     | 20.00%     | 20.00%     |