

1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE

|                             |                                                                     |
|-----------------------------|---------------------------------------------------------------------|
| Registered Project Name     | Purvanchal Siga Heights                                             |
| RERA Registration Number    | UPRERAPRJ109282                                                     |
| Promoter / Developer Entity | Purvanchal Varanasi Infra & Estates LLP                             |
| Government Authority        | Uttar Pradesh Real Estate Regulatory Authority (Uttar Pradesh RERA) |
| Project Location & District | Siga, Varanasi, Uttar Pradesh                                       |
| Declared Land Ownership     | Freehold / Registered Title on Government Record                    |

2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Declared Land Cost Consideration     | Rs. 7.09 Crore (Rs. 709 Lakh)   |
| Declared Development / Building Cost | Rs. 15.50 Crore (Rs. 1550 Lakh) |
| Total Certified Project Outlay       | Rs. 22.59 Crore                 |
| 70% Designated Escrow Bank           | Kotak Mahindra Bank             |
| RERA Escrow Account Number           | 5037207585                      |
| Bank Branch IFSC Code                | KKBK0000811                     |

3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE

|                                      |                                           |
|--------------------------------------|-------------------------------------------|
| Declared Construction Start Date     | 15-07-2023                                |
| RERA Registered Handover Deadline    | 30-10-2026                                |
| Physical Progress Verified on Record | 69% of Civil & Structural Works Completed |
| Current Official Status              | Work Going On / Under Construction        |

4. OFFICIAL PERMITS & SANCTIONS CHECKLIST

|                                     |                                                          |
|-------------------------------------|----------------------------------------------------------|
| Planning Permit & Sanctioned Map    | Obtained & Approved by Competent Planning Authority      |
| Commencement Certificate (CC)       | Active / In Effect for Approved Building Footprint       |
| CA Financial Certification (Form 3) | Lodged & Cross-Checked against Escrow Withdrawals        |
| Engineer Progress Report (Form 2)   | Quarterly Structural Certification Filed with Government |
| Standard Sale Agreement Draft       | Form G Draft lodged under Section 13 of RERA Act         |

\* CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:

- PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "5037207585" (Kotak Mahindra Bank). Never deposit into personal accounts of brokers or promoters.
- ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 30-10-2026 with mandatory interest penalties under Rule 18 if delayed.
- OFFICIAL STATE PORTAL: To download the signed original Form C issued by Uttar Pradesh RERA, consult the state portal directly.

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This report is compiled from official government filings lodged under the Real Estate (Regulation and Development) Act 2016. Own Property is an independent research platform. This document does not substitute for title verification by a licensed advocate or physical deed search.

1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

|                                                                                                                                                                                                                                                    |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED STATUTORY DEADLINE</b>                                                                                                                                                                      | HIGH RISK   |
| Promoter marketing collateral claims completion by <b>LOCKED - RS. 499</b> , while legal filing stipulates 30-10-2026.<br>Unadvertised gap of <b>LOCKED - RS. 499</b> months detected. Section 18 penalty triggers automatically upon breach.      |             |
| <b>DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS</b>                                                                                                                                                                  | CRITICAL    |
| Physical civil work certified at 69%, but escrow withdrawal ratio filed with bank stands at <b>LOCKED - RS. 499</b><br>Statutory drawdown limit under Section 4(2)(I)(D): <b>LOCKED - RS. 499</b> . Discrepancy analysis detailed in full dossier. |             |
| <b>DISCREPANCY #3: ENCUMBRANCE &amp; PROJECT LENDER STATUTORY CHARGE ON LAND</b>                                                                                                                                                                   | MEDIUM RISK |
| Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of <b>LOCKED - RS. 499</b><br>Registered loan consideration: <b>LOCKED - RS. 499</b> . Buyer mandatory Bank NOC condition: <b>LOCKED - RS. 499</b>                 |             |

2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

|                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|
| <b>Statutory Formula: Monthly Interest = [Total Consideration Paid] x (State Bank of India MCLR + 2.0%) / 12</b>      |
| For standard unit in this project, statutory monthly payout due to buyer: <b>Rs. XX,XXX / mo</b> (Redacted in Teaser) |
| Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 6 of Full Dossier.                |

OWN PROPERTY   FULL FORENSIC REPORT

UNLOCK THE COMPLETE 8-PAGE UNREDACTED FORENSIC DOSSIER

Instant 1-Year Access   Zero Marketing Fluff   Section-by-Section Evidence Reconciliation

\* Unredacted Contradiction Radar with document page citations

\* Complete Developer Litigation & Sanction History in State

\* CA Form 3 Escrow Ledger & Discrepancy Reconciliation

\* 12 Mandatory Questions to force written promoter responses

\* Clause-by-Clause Agreement for Sale Red-Flag Audit

\* Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: <https://ownproperty.in/projects/UPRERAPRJ109282>