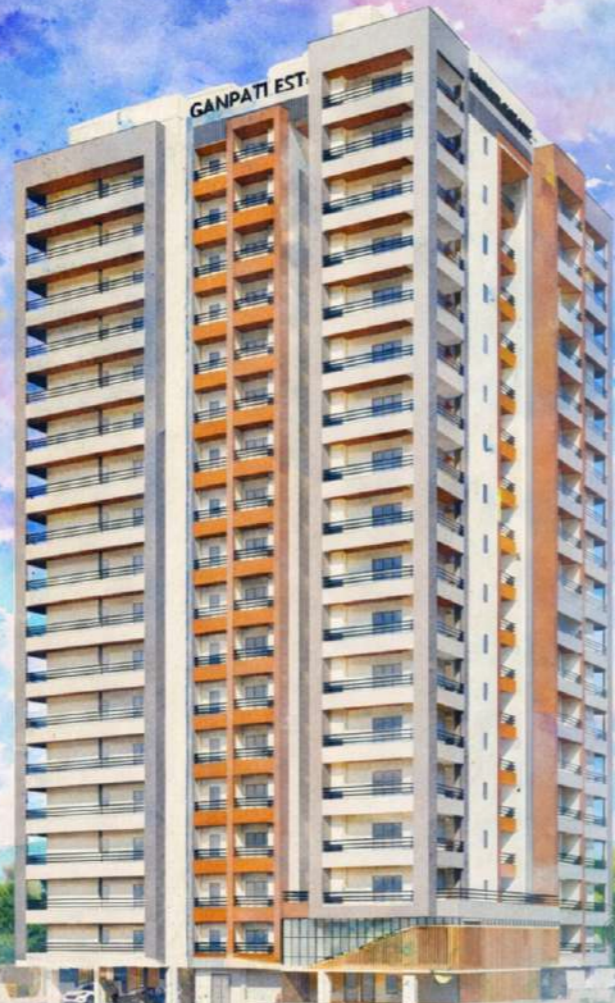


**UP  
RERA**

PROMOTERS  
REGISTRATION NO.  
UPRERAPRM17687  
PROJECT REGISTRATION NO.  
UPRERAPRJ378568/09/2025



SCAN FOR UPRERA DETAIL  
OR VISIT  
[WWW.UP-RERA.IN](http://WWW.UP-RERA.IN)



# Ganpati

## ESTATE

2 & 3 BHK PREMIUM Apartment  
Ramnagar- Padao Road, Katesar, Varanasi

— PHASE-2 —

**PROJECT LAUNCH DATE - 12 - SEP - 2025**

**PARTY NAME - GANPATI INFRATECH**  
**COLLECTION A/C GANPATI ESTATE-PHASE-2**

CURRENT A/C no - 0339002900000048

BANK - PUNJAB NATIONAL BANK

BRANCH - AMARKATRA, MUGHALSARAI, CHANDAULLI

IFSC CODE - PUNB0033900



**Banaras** has never believed in hurrying. It has always believed in continuity. In rituals that repeat every sunrise. In steps that have endured centuries. In homes that become part of a lineage. Ganpati Estate draws from the same belief.

Homes designed not for a moment, but for a lifetime.







**PHASE-2**

Ramnagar- Padoo Road, Katesar, Varanasi

## THE JOURNEY THAT LED HERE:

**Ganpati Estate began with Phase 1 - Block A and Block B.**

Homes delivered with clarity.

Spaces that found residents, not just buyers.

A development that earned trust through action, not promise.

Block C is not an expansion.

It is the **next natural chapter.**







**PHASE-2**

Ramnagar- Padao Road, Katesar, Varanasi

## BLOCK C

**Block C rises with intention.**

A single residential tower.

Carefully proportioned. Thoughtfully planned.

Designed to allow light, air, and privacy to coexist.

Here, height is not about scale.

It is about perspective.





## A Residence By The River

Select homes open directly towards the Ganga.  
Every residence is **three-sided open**.

Natural ventilation.  
Uninterrupted daylight.  
Views that change with time, not trends.

The river does not dominate the home.  
It quietly accompanies it.

# PROJECT OVERVIEW:

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## **Project**

Ganpati Estate – Phase 2 | Block C

## **Location**

Katesar, Ramnagar–Padao Road, Varanasi

## **Total Residences**

105 Apartments

## **Structure**

Basement + Ground + 18 Residential

## **Floors**

18th Floor – Exclusive Penthouses

## **Configurations**

2 BHK @ 3 BHK Luxury Apartments

3 BHK Luxury Penthouses

## **Lifts**

2 Passengers Lift ( 8 Person)

1 Goods Lift



# SPECIFICATION:

---

## Structure

- Approved from IIT BHU for Earthquake Resistance.
- RCC Framed Structure, Varanasi in Earthquake Zone-3

## Flooring

- 2'0" x 4'0" Good quality vitrified tiles in all rooms.
- Anti-skid Ceramic tiles in Balcony 16" x 16"
- Floor Tiles in common areas, Staircase and Lift Lobby.

## Kitchen

- Anti-skid Ceramic tiles flooring.
- Ceramic tiles up to 2'-0' height above the counter.
- Granite Counter with stainless steel sink, pipeline for water purifier.

## Lifts

- 2 Passengers Lift ( 8 Person)
- 1 Goods Lift

## Paint

- Good Quality Weather Coat paint on Exterior Wall Surfaces.
- Good Quality OBD paint on Internal Walls.

## Bathroom / Toilet fittings

- Ceramic tiles up to 6'-0' height on wall.
- Anti-skid ceramic tile flooring.
- Hindware or equivalent make CP bath fittings in each toilet.
- Provision for exhaust fan.
- Parryware or equivalent EWC ® Wash Basin in white colour.
- Water proof treatment done for sunken RCC slab.



- 
- Pressure checked plumbing..... to ensure total leak proof toilet.
  - Flush valves/Cocks for Commodes.
  - Hot and Cold mixer unit for all bathrooms

### **Doors**

- Seasoned hardwood frames with flush door shutters.

### **Windows**

- UPVC frame with Balcony & Door's & window's shutters.

### **Electrical**

- Concealed copper wiring.
- Anchor or equivalent switches.
- Adequate electrical points in each room with protective MCB.

### **Provisions**

- TV and Telephone points in Living room and Master Bedroom.
- Washing Machine electric point in balcony.

### **Security System**

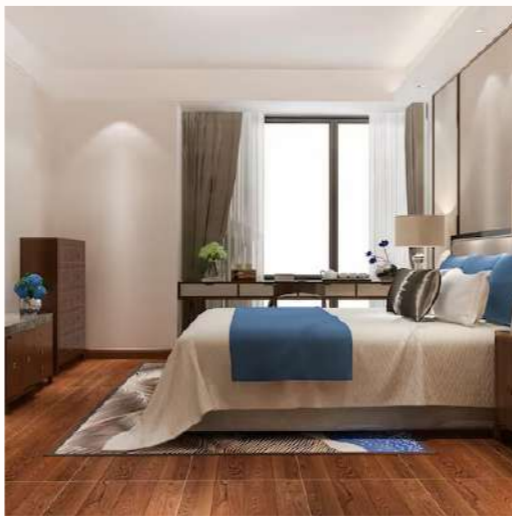
- Intercom System, CCTV Cameras.

### **Power Back-Up**

- 24x7 power back-up for common facilities.

### **Water supply**

- Overhead water tank with submersible pump for uninterrupted supply of water.

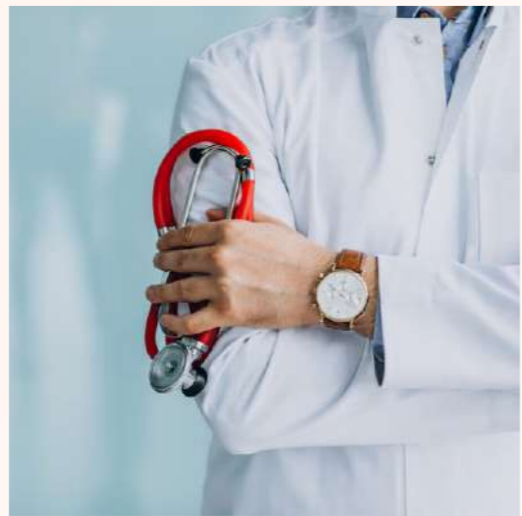


## SPECIAL FEATURES:

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- Spacious and airy apartments, with plush finishes and comfortable interior spaces.
- Green and Serene.
- Unmatched location with all utility points, schools, banks and market in close vicinity.
- Reputed Healthcare Institutions in the vicinity.
- Beautifully landscaped.
- Earthquake resistant RCC framed structure.
- Vastu and Eco-friendly layout of the project.
- 100% power back-up for common facilities.
- Ample parking Space in Stilt Floor/Basement.
- Provisions for Rain Water Harvesting.
- Installation of Fire Fighting System.
- Firm Prices, No Escalation for units sold.































# AMENITIES:

---

## More than 25 Amenties

Amenities at Ganpati Estate are designed to complement daily life.

-  Swimming Pool
-  Clubhouse on Ground & First Floor
-  Indoor gym - Block B
-  Landscape/Garden/Central Park
-  Society Hall - Block A
-  Fire Fighting System
-  Rain Water Harvesting
-  IBGC Green Certified Buildings
-  BHU Vetted Structure
-  Badminton Court
-  Open-Air Gym
-  CCTV Surveillance
-  Sewage Treatment Plant (STP)
-  Children Play Area
-  High End Lift
-  Solar System on Rooftop for common area
-  Library - Block B
-  2 gazebo at central park
-  Basement & Stilt Parking
-  Central Fountain and landscaped zones
-  24x7 Security Guard
-  Convenience Shop
-  Intercom Facility
-  24x7 Power Backup for common area
-  Boom Barrier at Main Entry
-  UPVC Doors and Windows



# FLOOR-WISE PLANNING

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Designed For Privacy

**Block C adheres to a disciplined and consistent layout strategy.**

## **Ground Floor**

Arrival lobby, services, and parking access

## **First Floor**

5 residential units

## **Second Floor**

6 residential units

- Unit 201 includes an exclusive private terrace

## **Third Floor to Seventeenth Floor**

Standardised layout

- 6 residential units per floor

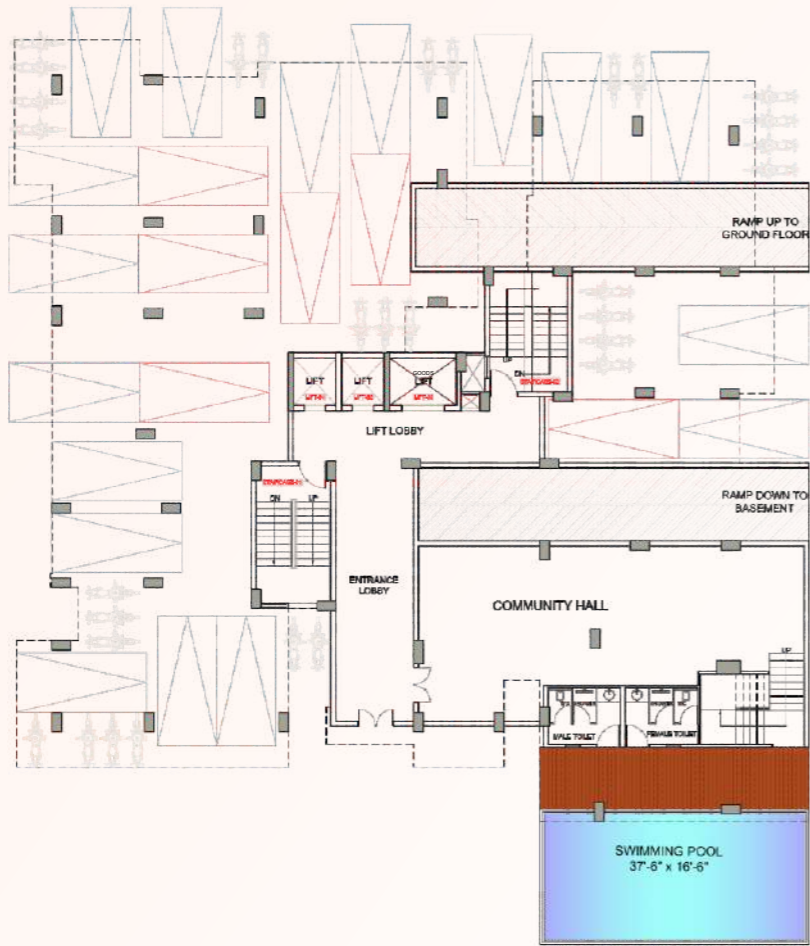
## **Eighteenth Floor**

4 exclusive 4 BHK Penthouses

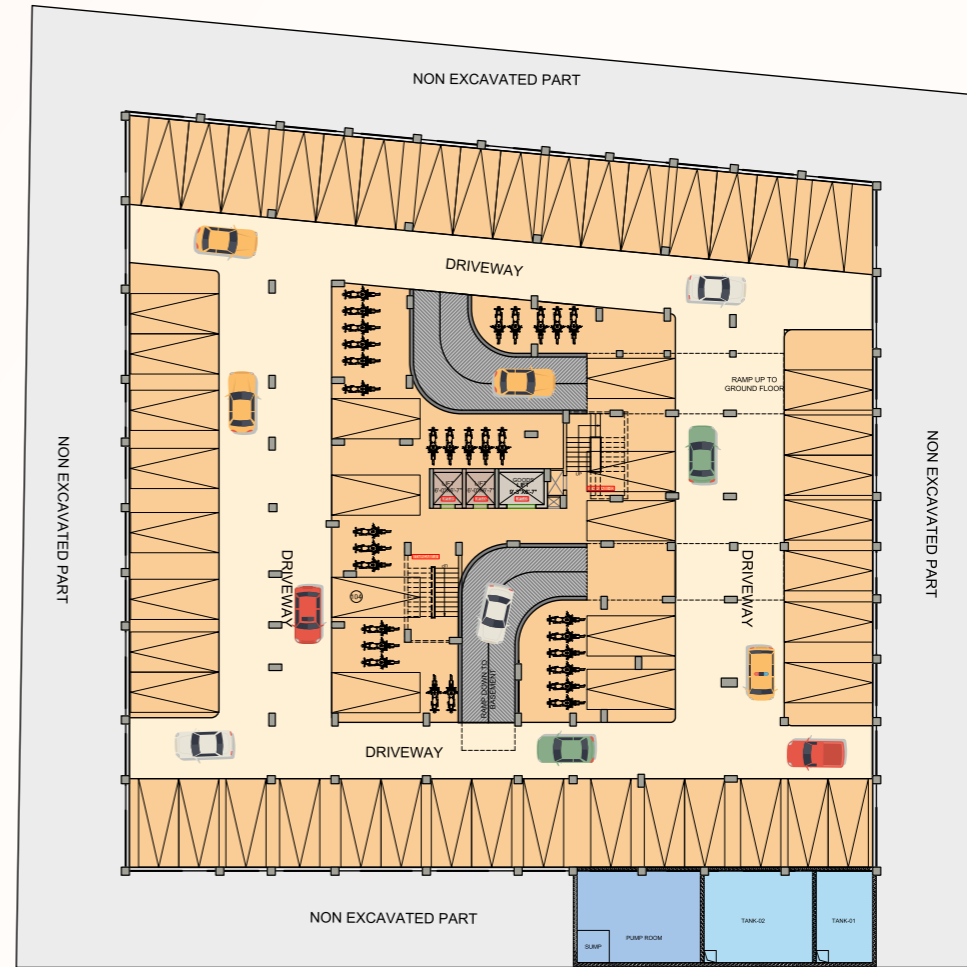
Fewer homes per floor.

Clear circulation.

Undisturbed living.



STILT PARKING



BASEMENT PARKING



# FIRST FLOOR

# SECOND FLOOR

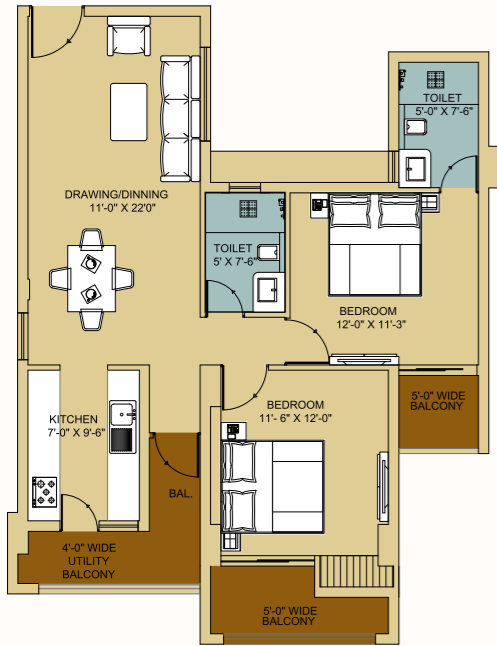
# 3RD TO 17TH FLOOR

# 18TH FLOOR



## First Floor

ENTRY



### UNIT NO-102

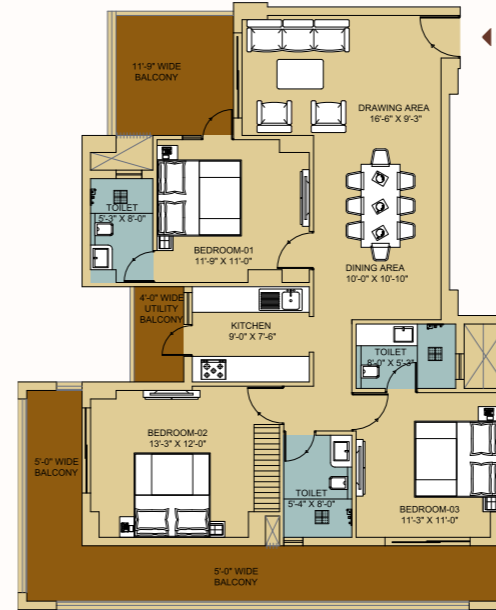
FACING- WEST AND & PARK FACING  
 KEY FEATURE- 2BHK WITH ATTACHED BALCONY  
 AND ALLOTTED PARKING

CARPET AREA- 707.00 sq.ft.(65.65 sq.m)  
 BUILT UP AREA- 916.00 sq.ft.(85.08 sq.m)  
 BALCONY AREA- 158.00 sq.ft.(14.70 sq.m)  
 WALL PERIPHERY AREA- 63 sq.ft.(5.85 sq.m)



## First Floor

ENTRY



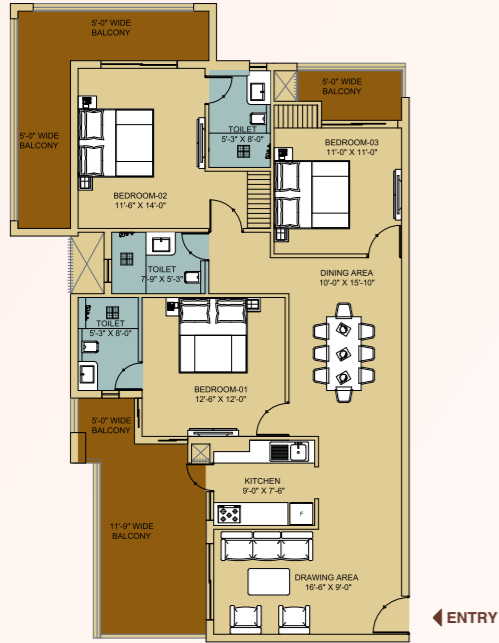
### UNIT NO-103

FACING- NORTH & SOUTH-EAST CORNER AND GREEN BELT  
 FACING  
 KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
 AND ALLOTTED PARKING

CARPET AREA- 978.00 sq.ft.(90.88 sq.m)  
 BUILT UP AREA- 1423.00 sq.ft.(132.2 sq.m)  
 BALCONY AREA- 389.00 sq.ft.(36.12 sq.m)  
 WALL PERIPHERY AREA- 59 sq.ft.(5.48 sq.m)



## First Floor

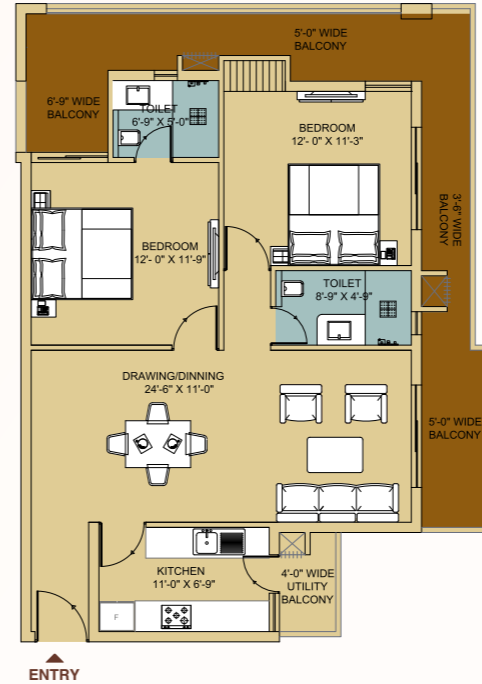


**UNIT NO-104**  
FACING- NORTH & SOUTH-WEST CORNER GANGA RIVER FACING VIEW  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY AND ALLOTTED PARKING

**CARPET AREA-** 1084.00 sq.ft.(100.72 sq.m)  
**BUILT UP AREA-** 1537.00 sq.ft.(142.75 sq.m)  
**BALCONY AREA-** 444.00 sq.ft.(41.24 sq.m)  
**WALL PERIPHERY AREA-** 65 sq.ft.(6.04 sq.m)



## First Floor

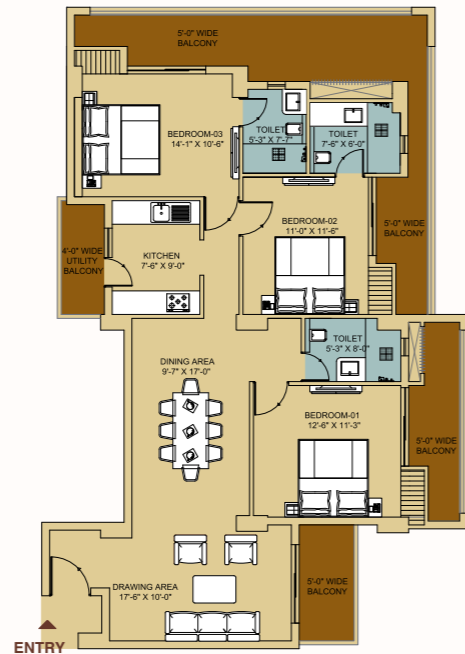


**UNIT NO-105**  
FACING- EAST FACING AND GANGA RIVER FACING VIEW  
KEY FEATURE- 2BHK WITH ATTACHED BALCONY AND ALLOTTED PARKING

**CARPET AREA-** 770.00 sq.ft.(71.55 sq.m)  
**BUILT UP AREA-** 1107.00 sq.ft.(102.83 sq.m)  
**BALCONY AREA-** 270.00 sq.ft.(25.1 sq.m)  
**WALL PERIPHERY AREA-** 50 sq.ft.(4.64 sq.m)



## First Floor



**UNIT NO-106**

FACING-EAST & NORTH-WEST CORNER AND GANGA RIVER FACING VIEW

KEY FEATURE- 3BHK WITH ATTACHED BALCONY AND ALLOTTED PARKING

**CARPET AREA-** 1041.00 sq.ft.(96.67 sq.m)

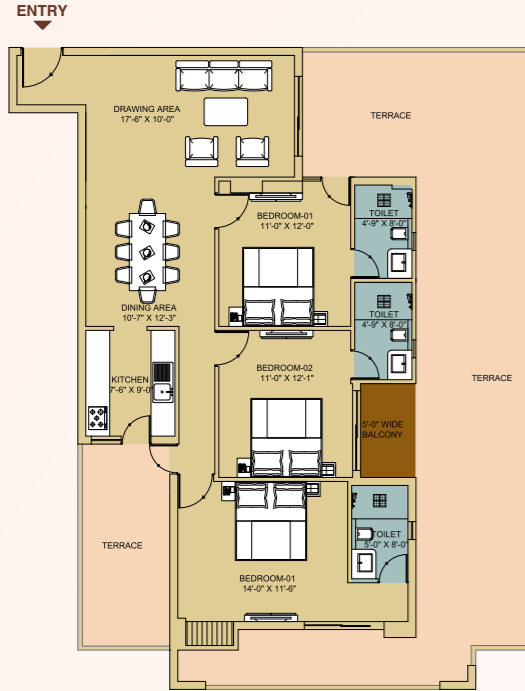
**BUILT UP AREA-** 1507.00 sq.ft.(139.96 sq.m)

**BALCONY AREA-** 407.00 sq.ft.(37.78 sq.m)

**WALL PERIPHERY AREA-** 98 sq.ft.(9.1 sq.m)



## Second Floor



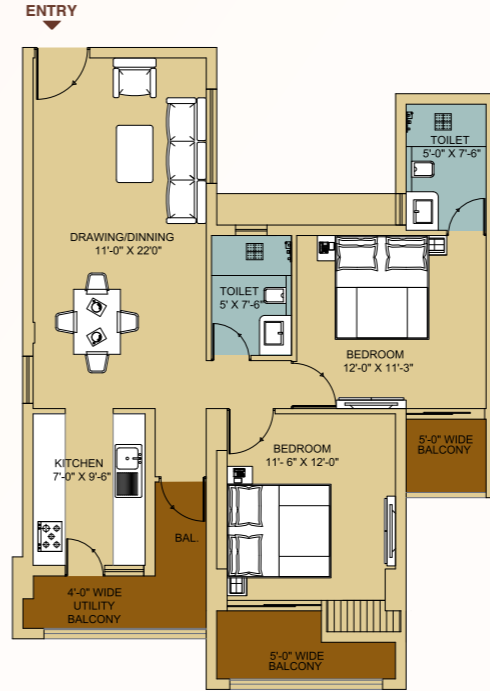
### UNIT NO-201

FACING- WEST & NORTH-EAST CORNER & PARK FACING  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
AND ALLOTTED PARKING

CARPET AREA- 1017.00 sq.ft.(94.48 sq.m)  
BUILT UP AREA- 1099.00 sq.ft(102.09 sq.m)  
BALCONY AREA- 476.00 sq.ft.(44.2 sq.m)  
WALL PERIPHERY AREA- 85 sq.ft(7.89 sq.m)



## Second Floor



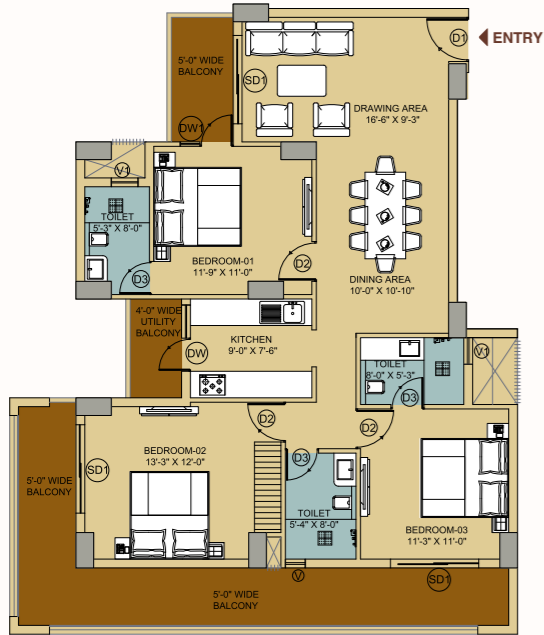
### UNIT NO-202

FACING- WEST AND & PARK FACING  
KEY FEATURE- 2BHK WITH ATTACHED BALCONY  
AND ALLOTTED PARKING

CARPET AREA- 707.00 sq.ft.(65.65 sq.m)  
BUILT UP AREA- 916.00 sq.ft(85.13 sq.m)  
BALCONY AREA- 158.00 sq.ft.(14.7 sq.m)  
WALL PERIPHERY AREA- 63 sq.ft(5.85 sq.m)



## Second Floor



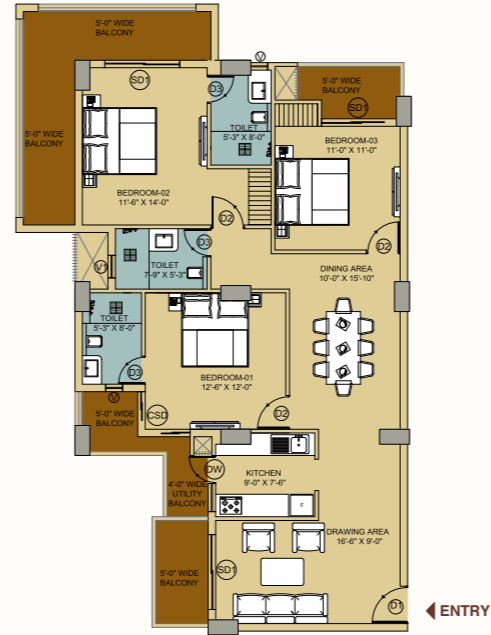
### UNIT NO-203

FACING-NORTH & SOUTH-EAST CORNER AND GREEN BELT FACING  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY AND ALLOTTED PARKING

CARPET AREA- 979.00 sq.ft.(90.91 sq.m)  
BUILT UP AREA- 1378.00 sq.ft.(128.00 sq.m)  
BALCONY AREA- 360.00 sq.ft.(33.44 sq.m)  
WALL PERIPHERY AREA- 58 sq.ft.(5.39 sq.m)



## Second Floor



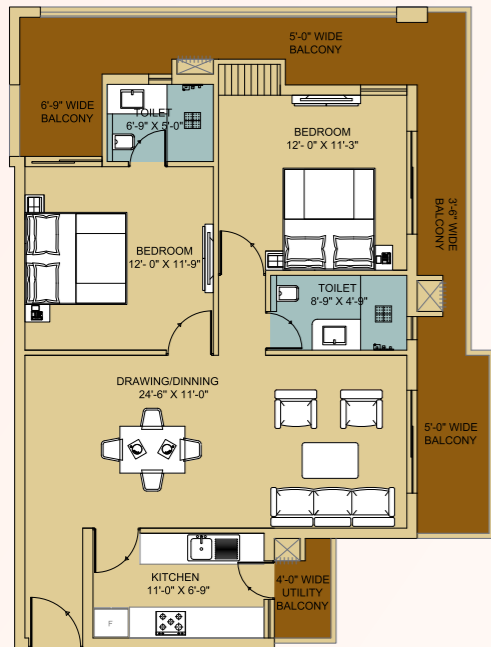
### UNIT NO-204

FACING-NORTH & SOUTH-WEST CORNER GANGA RIVER FACING VIEW  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY AND ALLOTTED PARKING

CARPET AREA- 1086.00 sq.ft.(100.88 sq.m)  
BUILT UP AREA- 1459.00 sq.ft.(135.59 sq.m)  
BALCONY AREA- 339.00 sq.ft.(31.54 sq.m)  
WALL PERIPHERY AREA- 63 sq.ft.(5.85 sq.m)



## Second Floor

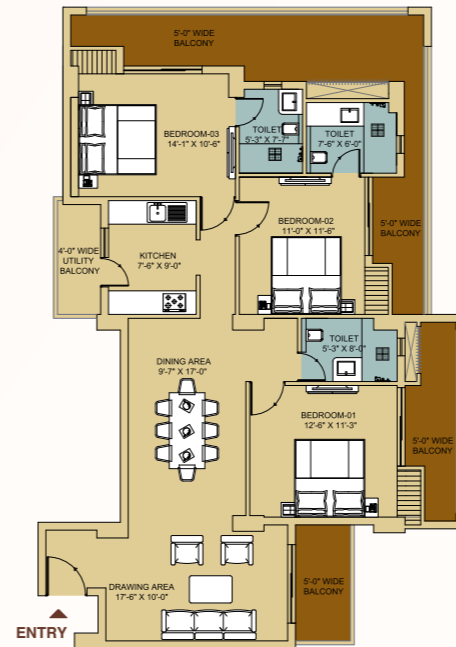


**ENTRY** **UNIT NO-205**  
 FACING- EAST FACING AND GANGA RIVER  
 FACING VIEW  
 KEY FEATURE- 2BHK WITH ATTACHED BALCONY  
 AND ALLOTTED PARKING

**CARPET AREA-** 770.00 sq.ft.(71.56 sq.m)  
**BUILT UP AREA-** 1112.00 sq.ft.(103.34 sq.m)  
**BALCONY AREA-** 270.00 sq.ft.(25.1 sq.m)  
**WALL PERIPHERY AREA-** 50 sq.ft.(4.64 sq.m)



## Second Floor

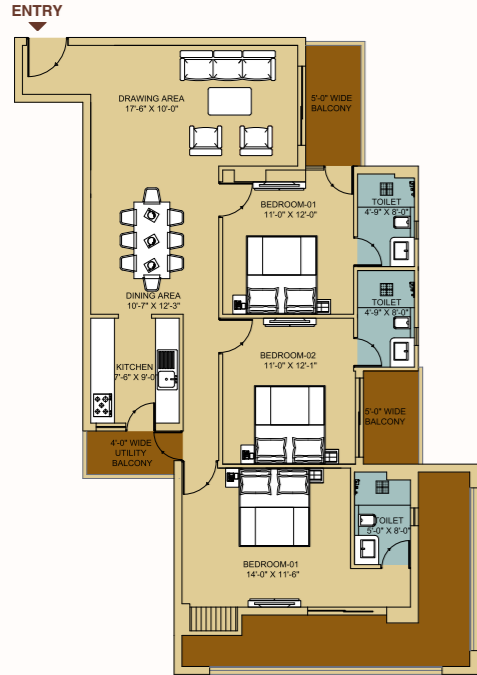


**ENTRY** **UNIT NO-206**  
 FACING- EAST & NORTH-WEST CORNER AND GANGA  
 RIVER FACING VIEW  
 KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
 AND ALLOTTED PARKING

**CARPET AREA-** 1041.00 sq.ft.(96.74 sq.m)  
**BUILT UP AREA-** 1521.00 sq.ft.(141.26 sq.m)  
**BALCONY AREA-** 407.00 sq.ft.(37.78 sq.m)  
**WALL PERIPHERY AREA-** 98 sq.ft.(9.1 sq.m)



### 3rd to 17th Floor

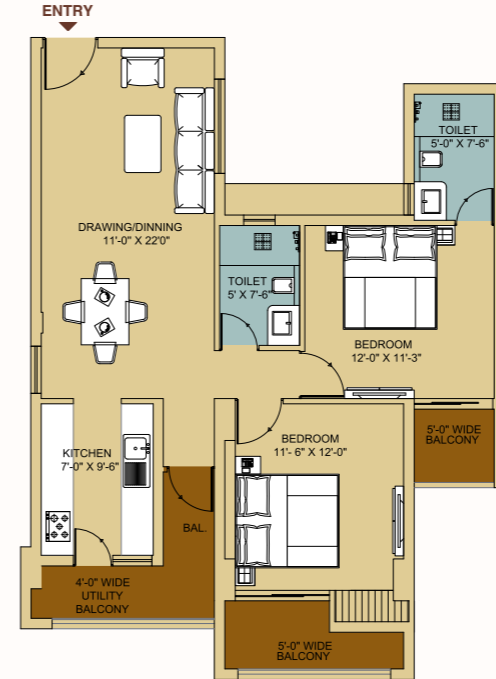


**UNIT NO-301 TO 1701**  
 FACING- WEST & NORTH-EAST CORNER & PARK FACING  
 KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
 AND ALLOTTED PARKING

**CARPET AREA-** 1017.00 sq.ft.(94.51 sq.m)  
**BUILT UP AREA-** 1410.00 sq.ft.(131.00 sq.m)  
**BALCONY AREA-** 476.00 sq.ft.(44.2 sq.m)  
**WALL PERIPHERY AREA-** 85 sq.ft.(7.89 sq.m)



### 3rd to 17th Floor

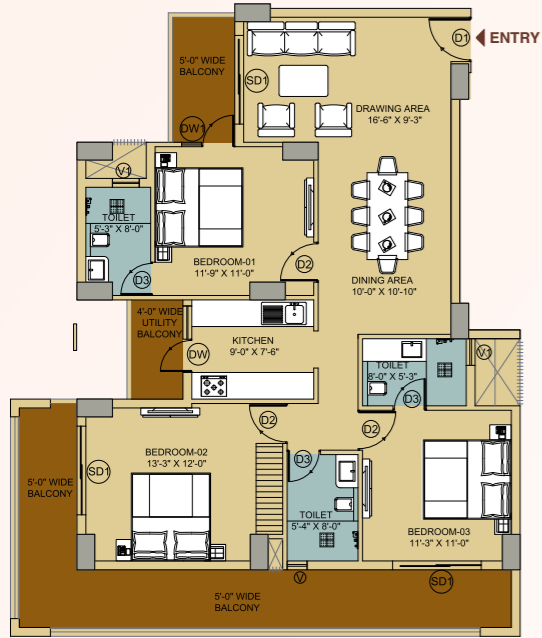


**UNIT NO-302 TO 1702**  
 FACING- WEST AND & PARK FACING  
 KEY FEATURE- 2BHK WITH ATTACHED BALCONY  
 AND ALLOTTED PARKING

**CARPET AREA-** 707.00 sq.ft.(65.56 sq.m)  
**BUILT UP AREA-** 916.00 sq.ft.(85.14 sq.m)  
**BALCONY AREA-** 158.00 sq.ft.(14.7 sq.m)  
**WALL PERIPHERY AREA-** 63 sq.ft.(5.94 sq.m)



### 3rd to 17th Floor



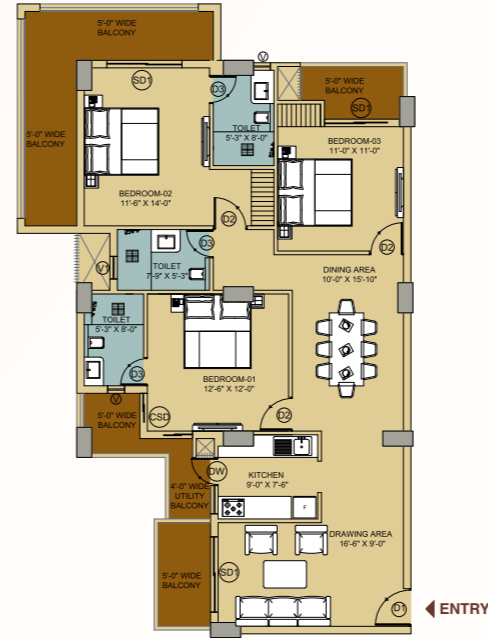
#### UNIT NO-303 TO 1703

FACING-NORTH & SOUTH-EAST CORNER AND GREEN BELT  
FACING  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
AND ALLOTTED PARKING

CARPET AREA- 980.00 sq.ft.(91.00 sq.m)  
BUILT UP AREA- 1378.00 sq.ft.(128.01 sq.m)  
BALCONY AREA- 360.00 sq.ft.(33.44 sq.m)  
WALL PERIPHERY AREA- 57 sq.ft.(5.29 sq.m)



### 3rd to 17th Floor



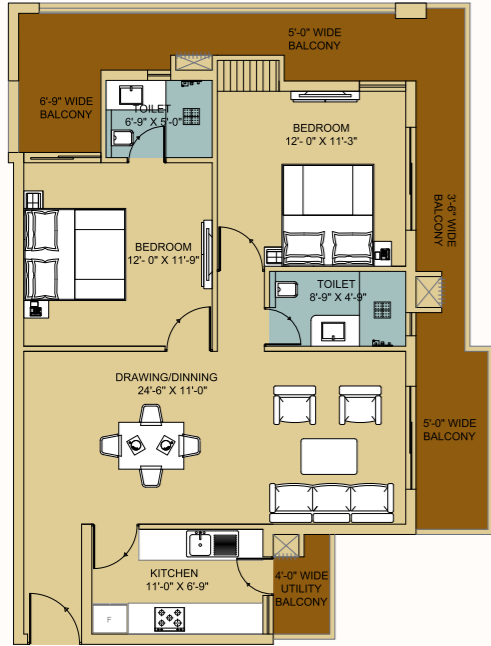
#### UNIT NO-304 TO 1704

FACING- NORTH & SOUTH-WEST CORNER GANGA  
RIVER FACING VIEW  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
AND ALLOTTED PARKING

CARPET AREA- 1086.00 sq.ft.(100.88 sq.m)  
BUILT UP AREA- 1459.00 sq.ft.(135.59 sq.m)  
BALCONY AREA- 339.00 sq.ft.(31.54 sq.m)  
WALL PERIPHERY AREA- 63 sq.ft.(5.85 sq.m)



### 3rd to 17th Floor



ENTRY

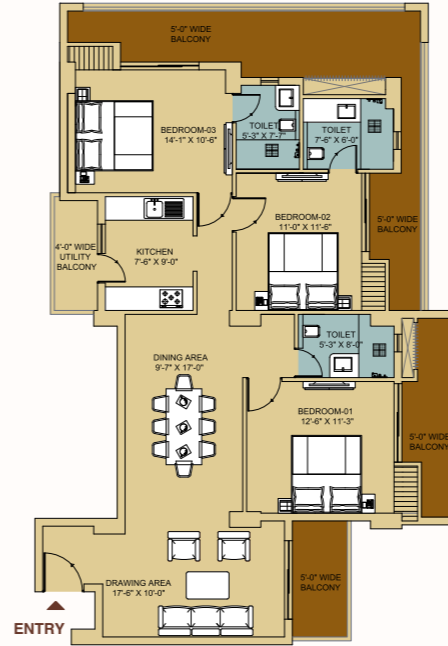
**UNIT NO-305 TO 1705**

FACING- WEST AND GANGA RIVER FACING  
KEY FEATURE- 2BHK WITH ATTACHED BALCONY  
AND ALLOTTED PARKING

CARPET AREA- 772.00 sq.ft.(71.69 sq.m)  
BUILT UP AREA- 1112.00 sq.ft(103.32 sq.m)  
BALCONY AREA- 270.00 sq.ft.(25.1 sq.m)  
WALL PERIPHERY AREA- 48 sq.ft(4.46 sq.m)



### 3rd to 17th Floor



ENTRY

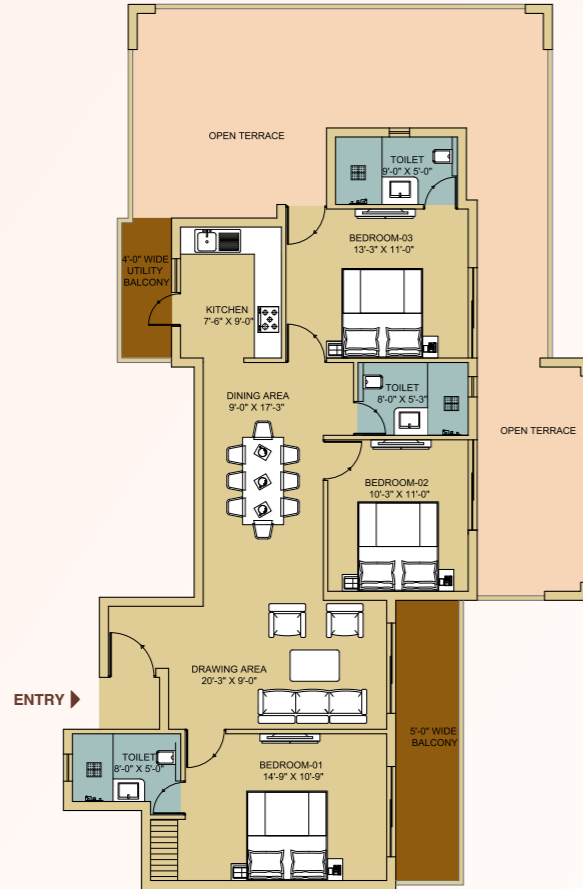
**UNIT NO-306 TO 1706**

FACING- NORTH-EAST AND GANGA RIVER FACING  
KEY FEATURE- 3BHK WITH ATTACHED BALCONY  
AND ALLOTTED PARKING

CARPET AREA- 1033.00 sq.ft.(95.97 sq.m)  
BUILT UP AREA- 1513.00 sq.ft(140.58 sq.m)  
BALCONY AREA- 407.00 sq.ft.(37.78 sq.m)  
WALL PERIPHERY AREA- 106 sq.ft(9.85 sq.m)



## 18th Floor

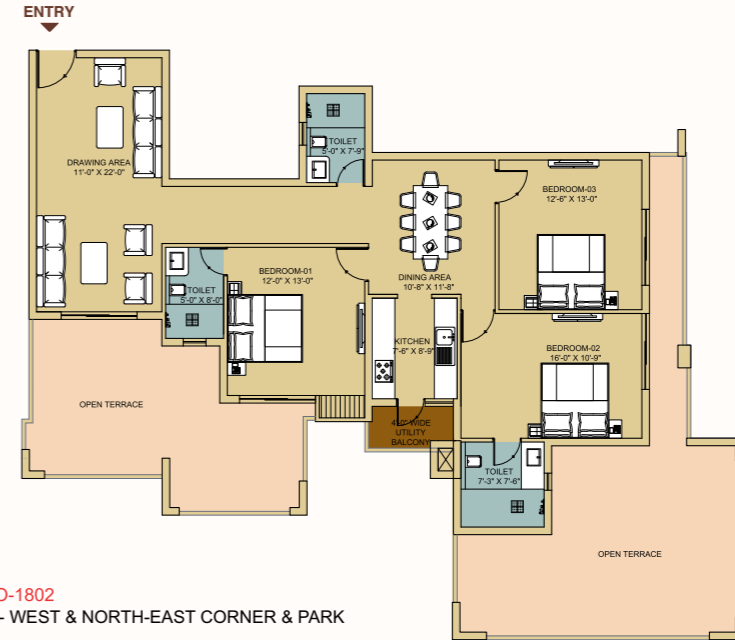


### UNIT NO-1801

FACING- EAST & NORTH-WEST CORNER & GANGA RIVER VIEW  
KEY FEATURE- 3BHK WITH ATTACHED TERRACE AND ALLOTTED PARKING

CARPET AREA- 985.00 sq.ft.(91.54 sq.m)  
BUILT UP AREA- 1074.00 sq.ft.(99.82 sq.m)  
BALCONY AREA- 465.00 sq.ft.(43.16 sq.m)  
WALL PERIPHERY AREA- 117 sq.ft.(10.87 sq.m)  
EXTRA TERRACE AREA- 258 sq.ft

## 18th Floor



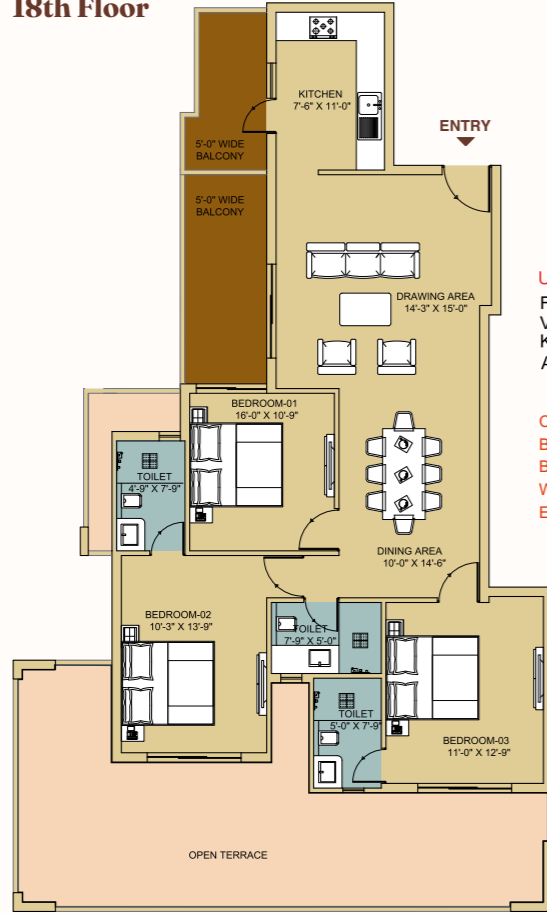
### UNIT NO-1802

FACING- WEST & NORTH-EAST CORNER & PARK VIEW  
KEY FEATURE- 3BHK WITH ATTACHED TERRACE AND ALLOTTED PARKING

CARPET AREA- 1178.00 sq.ft.(109.44 sq.m)  
BUILT UP AREA- 1309.00 sq.ft.(121.64 sq.m)  
BALCONY AREA- 931.00 sq.ft.(86.5 sq.m)  
WALL PERIPHERY AREA-  
EXTRA TERRACE AREA- 364 sq.ft



### 18th Floor

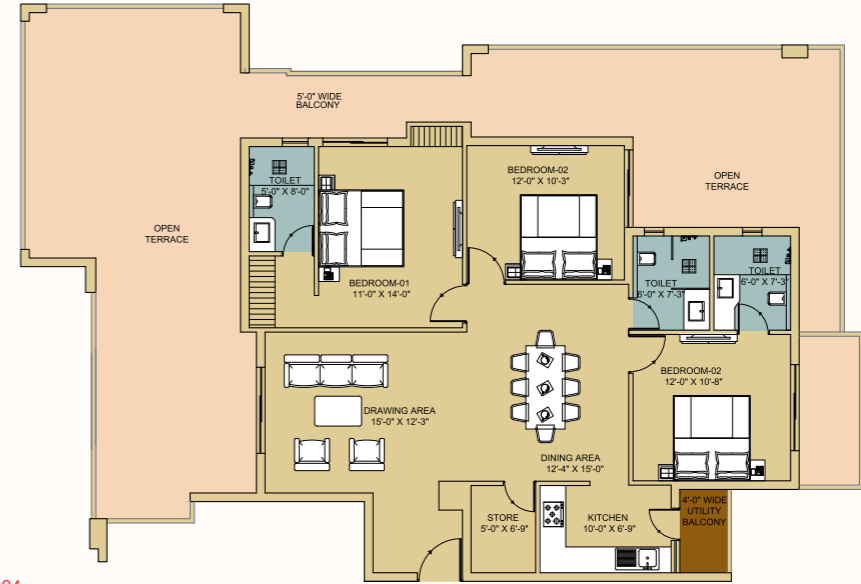


**UNIT NO-1803**  
 FACING- WEST & SOUTH-EAST CORNER & GREEN BELT VIEW  
 KEY FEATURE- 3BHK WITH ATTACHED TERRACE AND ALLOTTED PARKING

**CARPET AREA-** 1002.00 sq.ft.(93.13 sq.m)  
**BUILT UP AREA-** 1087.00 sq.ft.(100.96 sq.m)  
**BALCONY AREA-** 450.00 sq.ft.(41.82 sq.m)  
**WALL PERIPHERY AREA-** 35 sq.ft.(3.25 sq.m)  
**EXTRA TERRACE AREA-** 206 sq.ft



### 18th Floor



**UNIT NO-1804**  
 FACING- EAST & SOUTH-WEST CORNER & GANGA RIVER VIEW  
 KEY FEATURE- 3BHK WITH ATTACHED TERRACE AND ALLOTTED PARKING

**CARPET AREA-** 1138.00 sq.ft.(105.69 sq.m)  
**BUILT UP AREA-** 1288.00 sq.ft.(119.64 sq.m)  
**BALCONY AREA-** 553.00 sq.ft.(51.37 sq.m)  
**WALL PERIPHERY AREA-** 11 sq.ft.(1.02 sq.m)  
**EXTRA TERRACE AREA-** 539 sq.ft



## OUR UPCOMING PROJECT:

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### **Ongoing**

HKD Ganpati Brahmdo  
Apartment, Bhadvar



### **Upcoming**

Royal Ganpati Villas,  
Gadwa, Harahua



Ganpati Galaxy Phase  
II, Harahua

**Ganpati**  
ESTATE

**PHASE-2**

Ramnagar- Padoo Road, Katesar, Varanasi

Ho. Off. B21/124 - 12-S Sarjoo Nagar Colony, Kamachha, Varanasi

Contact Us: 9369981504, 9161280999

Site Off. SM Plot No. MI 155/1, MI 169/1, MI 171/1, Katesar, Ralhupur, Parao-Ramnagar Road, Distt.-Chandauli

Contact: 9161280999, 9415204832

Email: sanjeevkapoor262@gmail.com, Website: www.ganpatiinftratech.co.in

Architectural & Structure Consultant: Mr. Kunal Kalra, Ph: 9648888895

Structural Design Consultant: Mr. Akhilesh Singh, Ph: 09415418483

www.up-rera.in



**DISTANCE**

Airport: 24 km

Cantt Railway Station: 9 km

Varanasi City Railway Station: 6 km

Hospital: 1 km

Market: 1 km

School: 1.5 km

MEMBER OF

**CREDAI**  
VARANASI

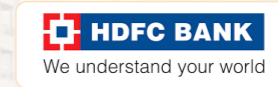


**VBDA**  
VARANASI BUILDERS &  
DEVELOPERS ASSOCIATION

Vetted:  
IIT BHU VARANASI



Finance facility available from major financial institutions such as:



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