



# Kumar Gaurav Agarwal & Co.

B 276, 1st Floor, Outer Ring Road, C.R. Park, New Delhi 110019 | Tel. : 011-47089995 / 011 26271590  
Mobile : 9891499995 | Email : gaurav@kgac.in | Web : www.kgac.in

## CHARTERED ACCOUNTANTS CERTIFICATE

### To Whomsoever It May Concern

This is to certify that we have examined the books of accounts of Eldeco Infrastructure & Properties Ltd having its corporate office at 201-212, Splendor Forum, IInd Floor, Jasola District Centre, New Delhi-110025, as produced before us, and on the basis of the same, we hereby certify that as at 31<sup>st</sup> Dec 2021 as below:

|                                  |                           |
|----------------------------------|---------------------------|
| <b>REPORT FOR QUARTER ENDING</b> | 31 <sup>st</sup> Dec 2021 |
|----------------------------------|---------------------------|

| Particulars                  | Information   |
|------------------------------|---|
| Project/Phase of the project | <b>ELDECO ESTATE ONE-PHASE-THREE</b>  |
| Location                     | SECTOR-19A &40  |
| Area in acres                | 29.17 ACRES   |
| HARERA Registration No.      | HRERA-PKL-PNP-12-2018 ,DATED-04.06.2018   |
| Name of Licensee             | ELDECO INFRASTRUCTURE & PROPERTIES LIMITED ,AMAZON REAL ESTATE LIMITED,AMAZON INFRACON LIMITED, AP PROJECTS LIMITED ,CHIRANJIV BUILDERS LIMITED ,S M BUILDCON LIMITED ,ADHIKARI PROPERTIES LIMITED ,SAVANA REALTORS COMPANY LIMITED |
| Name of Collaborator         | ELDECO INFRASTRUCTURE & PROPERTIES LIMITED  |
| Name of the Developer        | ELDECO INFRASTRUCTURE & PROPERTIES LIMITED  |

| Sr. No. | Particulars   | Amount (in Lacs)       |                              |
|---------|---|------------------------|------------------------------|
|         |   | Estimated (Column - A) | Incurred & Paid (Column - B) |
| 1.      | (I) Land Cost:<br>Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost                         | 1377.78                | 1377.78                      |
|         | <b>Total land cost</b>  | <b>1377.78</b>         | <b>1377.78</b>               |
|         | (II)Development Cost/Cost of Construction:  | Estimated (Column -A)  | Incurred & Paid (Column -B)  |
|         | a. Estimated Cost of Construction / Development   | 2132.10                | 2186.38                      |
|         | b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)   | 4209.44                | 3460.63                      |
|         | c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money | 579.00                 | 692.94                       |

|    |   |                |                |
|----|---|----------------|----------------|
|    | borrowed for construction   |                |                |
|    | d. Overhead expenditure for development of project excluding cost of construction   | 824.76         | 135.36         |
|    | <b>Total development cost</b>   | <b>7745.30</b> | <b>6475.51</b> |
| 2. | Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A  | 9123.08        |                |
| 3. | Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B   | 7853.29        |                |
| 4. | Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)                                    | 102.55%        |                |
| 5. | Proportion of the amount paid till the end of month/quarter towards land and construction/ Finance /Overhead cost vis-à-vis the total estimated cost. | 86.08%         |                |
| 6. | Estimated balance cost to be incurred for completion of the project   | 1269.79        |                |
| 7. | The percentage of remaining work in terms of cost   | 13.92%         |                |

**For Kumar Gaurav Agarwal & Co.**  
**Chartered Accountants**  
**FRN : 021759N**

**CA Kumar Gaurav**  
**Proprietor**  
**M.No. 501252**  
**Date : 14-01-2022**  
**Place : New Delhi**  
**UDIN: 22501252AAAABK1261**