



## 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 ("Who is undertaking the development / construction work of the Project"), 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 on 31<sup>st</sup> March 2022 below:

REPORT FOR QUARTER ENDING	31 <sup>st</sup> March 2022
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Particulars	Information
Project	"ELDECO ARANYA"
Location	Village Kot Behla, Sector-16, Panchkula extension
Area in acres	13.087 ACRES
HARERA Registration No.	HRERA-PKL-PKL-221-2020 Dated 17.12.2020
Name of Licensee	M/S PIGEON INFRASTRUCTURE LIMITED,
Name of Collaborator	M/S ELDECO INFRASTRUCTURE & PROPERTIES LIMITED,
Name of Developer	M/S ELDECO INFRASTRUCTURE & PROPERTIES LIMITED,

Sr. No.	Particulars	Amount (in Lacs)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	502.50	502.50
	Total land cost	502.50	502.50
	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction / Development	1901.86	1049.84
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	1329.47	990.81



# Kumar Gaurav Agarwal & Co.

B 276, 1st Floor, Outer Ring Road, C.R. Park, New Delhi 110019 | Tel. : 011-47089995 / 011 26271590  
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	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	520.00	624.13
	d. Overhead expenditure for development of project excluding cost of construction	460.00	109.44
	<b>Total development cost</b>	<b>4211.33</b>	<b>2774.22</b>
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A	4713.83	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	3276.72	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	55.20%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	69.51%	
6.	Estimated balance cost to be incurred for completion of the project	1437.11	
7.	The percentage of remaining work in terms of cost	30.49%	

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

**KUMAR** Digitally signed by  
KUMAR GAURAV  
**GAURAV** Date: 2022.04.14  
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CA Kumar Gaurav  
Proprietor  
M.No. 501252  
Date : 14-04-2022  
Place : New Delhi  
UDIN: 22501252AHANKN2633



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## Details of RERA Bank Account:

Bank Name	<b>KOTAK MAHINDRA BANK</b>
Branch Name	<b>Ambadeep Building K G Marg, New Delhi</b>
Account No.	<b>5213087930</b>
IFSC Code	<b>KKBK0000172</b>
Total amount of money received from allottees	<b>3,87,08,155.00</b>
Total amount of money received from other sources	<b>Nil</b>
Opening Balance (as on 01.01.2022)	<b>65,47,674.37</b>
Money deposited in the escrow account (RERA )	<b>2,77,95,654.88</b>
Money withdrawn from the escrow account	<b>3,29,84,000.00</b>
Closing Balance (as on 31.03.2022)	<b>13,59,329.25</b>
Amount of fund invested on the construction work of the project including purchase of materials	<b>3,38,57,841.72</b>
Money withdrawn by the promoters for the purposes other than for the project.	<b>Nil</b>

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

**KUMAR  
GAURAV**

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by KUMAR  
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