



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 Maksad Estate & Hardware Pvt Ltd and 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 at 31st March 2022 as below:

| | |
|---------------------------|-----------------------------|
| REPORT FOR QUARTER ENDING | 31 st March 2022 |
|---------------------------|-----------------------------|

| Particulars | Information |
|------------------------------|---|
| Project/Phase of the project | ELDECO HI-Street -1 |
| Location | SECTOR-19 ,SONEPAT |
| Area in acres | 1.17 ACRES |
| HARERA Registration No. | HRERA-PKL-SNP-83-2018 ,DATED-21.12.2018 |
| Name of Licensee | M/S ELDECO INFRASTRUCTURE & PROPERTIES LIMITED, M/S PIGEON PROPERTIES LIMITED, M/S AMAZON INFRA REALATORS LIMITED, M/S MAKSAD ESTATE & HARDWARE PVT LTD, M/S GREEN PARK BUILDTECH PVT LTD, M/S GREEN PARK BUILDWELL LTD |
| Name of Collaborator | M/S ELDECO INFRASTRUCTURE & PROPERTIES LIMITED, M/S GREEN PARK BUILDWELL LTD, M/S PIGEON PROPERTIES LIMITED, M/S AMAZON INFRA REALATORS LIMITED, M/S MAKSAD ESTATE & HARDWARE LIMITED. |
| Name of Developer | M/S MAKSAD ESTATE & HARDWARE 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 | 43.16 | 43.16 |
| | Total land cost | 43.16 | 43.16 |



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

| | (II)Development Cost/Cost of Construction: | Estimated (Column -A) | Incurred & Paid (Column -B) |
|----|---|--------------------------|--------------------------------|
| | a. (i) Estimated Cost of Construction / Development | 743.17 | 634.97 |
| | b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority) | 329.90 | 329.90 |
| | c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction | | |
| | Total development cost | 1073.07 | 964.87 |
| 2. | Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A | 1116.23 | |
| 3. | Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B | 1008.03 | |
| 4. | Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter) | 85.44% | |
| 5. | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | 90.31% | |
| 6. | Estimated balance cost to be incurred for completion of the project | 108.20 | |
| 7. | The percentage of remaining work in terms of cost | 9.69% | |

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

CA Kumar Gaurav
Proprietor
M.No. 501252
Date : 14-04-2022
Place : New Delhi
UDIN: 22501252AHANKJ1382