

### 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, 11nd 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 December, 2025 below:

REPORT FOR QUARTER ENDING		31 December, 2025
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:  Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	1,377.78	1,377.78
	<b>Total land cost</b>	<b>1,377.78</b>	<b>1,377.78</b>
	(II) Development Cost/Cost of Construction:  a. Estimated Cost of Construction / Development	2,132.10	2,637.27
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	3,843.80	4,320.95
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	579.00	1,106.42
	d. Overhead expenditure for development of project excluding cost of construction	824.76	364.76
	<b>Total development cost</b>	<b>7,379.66</b>	<b>8,429.41</b>



**Singhal Suraj & Co**

2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	8,757.44
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	9,807.19
4	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	123.69%
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.	111.99%
6	Estimated balance cost to be incurred for completion of the project	-1,049.75
7	The percentage of remaining work in terms of cost	-11.99%

**For Singhal Suraj & Co  
Chartered Accountants**

**FRN:023177C**



**CA Suraj Singhal**

**Proprietor**

**M.No. 545310**

**Date: 07-01-2026**

**Place: New Delhi**

**UDIN: 26545310ALWAI06157**