



# 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 ("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 30<sup>th</sup> Sep 2022 below:

REPORT FOR QUARTER ENDING	30 <sup>th</sup> Sep 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	1502.00
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	1329.47	990.81
	c. Interest paid to financial institutions, scheduled	520.00	697.08



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	banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
	d. Overhead expenditure for development of project excluding cost of construction	460.00	184.55
	<b>Total development cost</b>	<b>4211.33</b>	<b>3374.44</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	3876.94	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	78.98%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	82.25%	
6.	Estimated balance cost to be incurred for completion of the project	836.89	
7.	The percentage of remaining work in terms of cost	17.75%	

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

**CA Kumar Gaurav**  
**Proprietor**  
**M.No. 501252**  
**Date : 13-10-2022**  
**Place : New Delhi**  
**UDIN: 22501252AZMVWG7192**