



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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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 31st Dec 2022 below:

REPORT FOR QUARTER ENDING	31st Dec 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	3263.11	1952.22
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	1329.47	1430.21
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	1334.55	799.24



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	d. Overhead expenditure for development of project excluding cost of construction	1729.70	177.06
	Total development cost	7656.83	4358.73
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A	8159.33	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	4861.23	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	59.83%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	59.58%	
6.	Estimated balance cost to be incurred for completion of the project	3298.10	
7.	The percentage of remaining work in terms of cost	40.42%	

For Kumar Gaurav Agarwal & Co.

Chartered Accountants

FRN : 021759N

CA Kumar Gaurav

Proprietor

M.No. 501252

Date : 13-01-2023

Place : New Delhi

UDIN: 23501252BGWTS1958