



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 Dec 2022 as below:

REPORT FOR QUARTER ENDING	31 st Dec 2022
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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
	(II)Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction / Development	743.17	765.84
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	329.90	329.90



Kumar Gaurav Agarwal & Co.

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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		
	Total development cost	1073.07	1095.74
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	1138.90	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	103.05%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	102.03%	
6.	Estimated balance cost to be incurred for completion of the project	(22.67)	
7.	The percentage of remaining work in terms of cost	(2.03) %	

For Kumar Gaurav Agarwal & Co.

Chartered Accountants

FRN : 021759N

CA Kumar Gaurav

Proprietor

M.No. 501252

Date : 13-01-2023

Place : New Delhi

UDIN: 23501252BGWTS5799