



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 Mar 2023 below:

REPORT FOR QUARTER ENDING	31 st Mar 2023
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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 /	3263.11	2059.09



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	Development		
	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	916.42
	d. Overhead expenditure for development of project excluding cost of construction	1729.70	205.54
	Total development cost	7656.83	4611.27
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	5113.77	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	63.10%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	62.67%	
6.	Estimated balance cost to be incurred for completion of the project	3045.56	
7.	The percentage of remaining work in terms of cost	37.33%	

For Kumar Gaurav Agarwal & Co.

Chartered Accountants

FRN : 021759N

CA Kumar Gaurav

Proprietor

M.No. 501252

Date : 14-04-2023

Place : New Delhi

UDIN: 23501252BGWTVV9393