



# Singhal Suraj & Co

## CHARTERED ACCOUNTANTS

### 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 31<sup>st</sup> December 2023 below:

REPORT FOR QUARTER ENDING	31- December 2023
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Particulars	Information
Project	<b>"ELDECO ARANYA"</b>
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

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	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. (i) Estimated Cost of Construction / Development	3263.11	2648.08
	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	1158.61
	d. Overhead expenditure for development of project excluding cost of construction	1729.70	662.74
	<b>Total development cost</b>	<b>7656.83</b>	<b>5899.65</b>
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	6402.15	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	81.15%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	74.46%	
6.	Estimated balance cost to be incurred for completion of the project	1757.18	
7.	The percentage of remaining work in terms of cost	21.54%	

**Singhal Suraj & Co**

Chartered Accountants



Suraj Singhal

(Proprietor)

M No 545310

Place: NEW DELHI

Date: 09-01-2024

**UDIN-24545310BKCYJD6172**