



Kumar Gaurav Agarwal & Co.

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CHARTERED ACCOUNTANTS CERTIFICATE

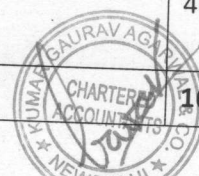
To Whomsoever It May Concern

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 March 2021 below:

| | |
|---------------------------|-----------------------------|
| REPORT FOR QUARTER ENDING | 31 st March 2021 |
|---------------------------|-----------------------------|

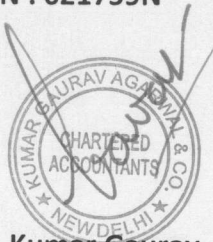
| Particulars | Information |
|-------------------------|---|
| Project | "ELDECO ARANYA" |
| Location | Village Kot Behla, Sector-16, Panchkula extension |
| Area in acres | 13.087 ACRES |
| HARERA Registration No. | HRERA-PKL-PKL-221-2020 Dated 17.12.2020 |
| Name of Licensee | M/S PIGEON INFRASTRUCTURE 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 | 418.77 |
| | b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority) | 1329.47 | 805.58 |
| | c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction | 520.00 | 414.74 |
| | d. Overhead expenditure for development of project excluding cost of construction | 460.00 | 46.28 |
| | Total development cost | 4211.33 | 1685.37 |



| | | |
|----|--|---------|
| 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 | 2187.87 |
| 4. | Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter) | 22.02% |
| 5. | Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost. | 46.41% |
| 6. | Estimated balance cost to be incurred for completion of the project | 2525.96 |
| 7. | The percentage of remaining work in terms of cost | 53.59% |

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



CA Kumar Gaurav
Proprietor
M.No. 501252
Date : 15-04-21
Place : New Delhi
UDIN: 21501252AAAAFX3170