

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 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 30th June 2025 as below:

REPORT FOR QUARTER ENDING	30 th June 2025
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Particulars	Information
Project/Phase of the project	ELDECO ESTATE ONE-PHASE-THREE
Location	SECTOR-19A &40
Area in acres	29.17 ACRES
HARERA Registration No.	HRERA-PKL-PNP-12-2018, DATED-04.06.2018
Name of Licensee	ELDECO INFRASTRUCTURE & PROPERTIES LIMITED, AMAZON REAL ESTATE LIMITED, AMAZON INFRACON LIMITED, AP PROJECTS LIMITED, CHIRANJIV BUILDERS LIMITED, S M BUILDCON LIMITED, ADHIKARI PROPERTIES LIMITED, SAVANA REALTORS COMPANY LIMITED
Name of Collaborator	ELDECO INFRASTRUCTURE & PROPERTIES LIMITED
Name of the Developer	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	1377.78.45	1377.78
	Total land cost	1377.78	1377.78

	(II) Development Cost/Cost of Construction:	Estimated (Column -A)	Incurred & Paid (Column -B)
	a. Estimated Cost of Construction / Development	2132.10	2618.54
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	3843.80	4302.03
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	579.00	1106.42
	d. Overhead expenditure for development of project excluding cost of construction	824.76	333.51
	Total development cost	7379.66	8,360.50
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column –A	8757.44	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column – B	9738.28	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	122.82%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction/ Finance /Overhead cost vis-à-vis the total estimated cost.	111.20%	
6.	Estimated balance cost to be incurred for completion of the project	-980.84	
7.	The percentage of remaining work in terms of cost	-11.20%	

For Singhal Suraj & Co
Chartered Accountants

Suraj Singhal
(Proprietor)
M.No. 545310
Date: 09.07.2025
Place: New Delhi
UDIN: 25545310BMHWSS6124

