

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.

Date:- 09-10-2025

Information as on: 30-09-2025

Subject: Certificate of amount incurred on Completion of Construction Work of 363 No. of Plot(s) of the IInd Phase of the "Eldeco City " Project situated on the Khasra No.476P,502P,503P,504,505,506P,507P,509P,512P,898P,438,439P,440P,441. Plot no Demarcated by its boundarie Latitude- 28°27'27.75"N ,Longitude -79°26'13.58"E to the North, Latitude- 28°27'01.34"N ,Longitude -79°26'11.80"E to the South, Latitude- 28°27'25.93"N ,Longitude -79°26'17.83"E to the East, Latitude- 28°27'15.34"N ,Longitude -79°26'01.01"E to the West of village-Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh, 243005 admeasuring 20.22 Acres area being developed by Eldeco Infrabuild Ltd. having RERA Registration No UPRERAPRJ412910 , Designated A/C No.57500000565481, Bank Name -HDFC BANK LTD

PART-A

S.No.	Particulars	Rs. in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	-			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	710.29	710.29	-	710.29
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	-			
	TOTAL OF LAND COST - For Project Estimation Purpose	710.29	710.29	-	710.29
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	-	-	-	-
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	710.29	710.29	-	710.29
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	710.29	710.29	-	710.29
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.)				
	a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land	-	-	-	-
	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land	-	-	-	-
	c) paid to the Competent Authority for acquisition of land	-	-	-	-
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	710.29	710.29	-	710.29
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	710.29	710.29	-	710.29
2	Project Clearance Fees				
	(a) Fees paid to RERA	3.14	4.14	-	4.14
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	-	-	-	-
	(d) Any other (specify)	-	-	-	-
	TOTAL OF FEES PAID	3.14	4.14	-	4.14
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;			-	-
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	-	-	-	-
	(c) Cost of materials actually purchased;	5,757.53	7,920.37	174.31	8,094.68
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	5,757.53	7,920.37	174.31	8,094.68



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3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	5,757.53	7,920.37	174.31	8,094.68
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	5,757.53	7,920.37	174.31	8,094.68
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution , Scheduled Banks , NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR)"	-	85.19	-	85.19
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	5,757.53	8,005.56	174.31	8,179.88
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	6,470.96	8,720.00	174.31	8,894.31
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	6,470.96	8,720.00	174.31	8,894.31
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG 2) x100	142.07%			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	137.45%			
7	Total amount received from allottees till date since Inception of the Project	12107.83			
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	8475.48			
9	Loan sanctioned for the project till date (secured and unsecured both)				
10	Loan disbursed for the project till date (secured and unsecured both)				
11	Interest on deposits (flexi facility) credited to the Separate account				
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	8475.48			
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	8894.31			
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	969.90			
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	7481.35			
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	24.23			
17	Actual Balance available in Separate A/c as on date	24.23			
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0.00			
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	1412.96			
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	0.00			
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)				
This certificate is being issued on specific request of M/s Eldeco Infrabuild Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.					

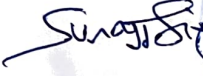
Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

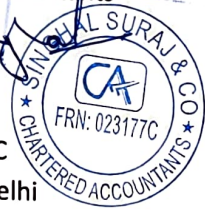


OR

Note: I/We report that the land parcel for this project has been mortgaged in other projects/
for loans/borrowings for other purpose also.

Singhal Suraj & Co
Chartered Accountants


Suraj Singh
FRN-023177C
Place-New Delhi
Date-09-10-2025
UDIN-25545310BMHWYH1669



E-mail : casrjsinghal@gmail.com

57500000565481
ELDECO INFRABUILD LTD RERA
PROJECT DESIG
ADDRESS
201-212 2ND FLOOR
SPLENDURFORUM, JASOLA
DISTRICT CENTRE, NEW DELHI,
110025, DELHI

BRANCH ADDRESS
MOHINI HOSPITAL, PRIYADARSHINI
NGR,
BAREILLY, BAREILLY,
UTTAR PRADESH, 243122,

Statement of Account For Period: 01-Jul-2025 to 31-Jul-2025

Account Number: 57500000565481
Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Jul-2025 23:48:38	EOD SWEEP 57500000565494		01-Jul-2025			
03-Jul-2025 17:30:36	Escrow Trf to 57500001666207	501177	03-Jul-2025	2,100,000.00	1,680,000.00	2,101,450.04
04-Jul-2025 23:47:19	EOD SWEEP 57500000565494		04-Jul-2025			1,450.04
05-Jul-2025 23:47:55	EOD SWEEP 57500000565494		05-Jul-2025		402,197.60	403,647.64
06-Jul-2025 23:48:42	EOD SWEEP 57500000565494		06-Jul-2025		147,350.00	550,997.64
09-Jul-2025 23:46:22	EOD SWEEP 57500000565494		09-Jul-2025		321,762.00	872,759.64
10-Jul-2025 23:46:35	EOD SWEEP 57500000565494		10-Jul-2025		58,940.00	931,699.64
11-Jul-2025 23:47:06	EOD SWEEP 57500000565494		11-Jul-2025		1,197,595.70	2,129,295.34
13-Jul-2025 23:48:14	EOD SWEEP 57500000565494		13-Jul-2025		70,000.00	2,199,295.34
14-Jul-2025 15:37:57	Escrow Trf to 57500001666207	505037	14-Jul-2025	2,350,000.00	175,000.00	2,374,295.34
14-Jul-2025 23:48:05	EOD SWEEP 57500000565494		14-Jul-2025			24,295.34
15-Jul-2025 23:47:10	EOD SWEEP 57500000565494		15-Jul-2025		212,839.90	237,135.24
17-Jul-2025 00:20:33	EOD SWEEP 57500000565494		16-Jul-2025		34,493.20	271,628.44
21-Jul-2025 23:46:08	EOD SWEEP 57500000565494		21-Jul-2025		20,650.70	292,279.14
22-Jul-2025 23:45:38	EOD SWEEP 57500000565494		22-Jul-2025		63,000.00	355,279.14
23-Jul-2025 23:46:42	EOD SWEEP 57500000565494		23-Jul-2025		63,000.00	418,279.14
24-Jul-2025 23:46:09	EOD SWEEP 57500000565494		24-Jul-2025		168,529.90	586,809.04
					63,000.00	649,809.04

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
421,450.04	2	15	4,450,000.00	4,678,359.00	649,809.04

End Of Statement

UDIN- 75545310BMHWWP1230

Date - 09/10/25

HDFC BANK LIMITED

Closing Balance includes funds earmarked for hold and uncashed funds.

Contents of this statement will be considered correct if no error reported with in 30 days of receipt of statement.

HDFC service Tax registration Number : M-14 SR/BANK & other Services/20/2001

Registered office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai-400013

01-Oct-2025 15:25:52



57500000565481
ELDECO INFRABUILD LTD RERA
PROJECT DESIG
ADDRESS
201-212 2ND FLOOR
SPLENDURFORUM, JASOLA
DISTRICT CENTRE, NEW DELHI,
110025, DELHI

BRANCH ADDRESS
MOHINI HOSPITAL, PRIYADARSHINI
NGR,
BAREILLY, BAREILLY,
UTTAR PRADESH, 243122,

Statement of Account For Period: 01-Aug-2025 to 31-Aug-2025

Account Number: 57500000565481
Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
14-Aug-2025 23:47:54	EOD SWEEP 57500000565494		14-Aug-2025			
16-Aug-2025 23:46:04	EOD SWEEP 57500000565494		16-Aug-2025		5,358,855.60	6,008,664.64
17-Aug-2025 23:48:49	EOD SWEEP 57500000565494		17-Aug-2025		35,000.00	6,043,664.64
18-Aug-2025 17:43:58	Escrow Trf to 09232560000348		18-Aug-2025	6,300,000.00	350,000.00	6,393,664.64
19-Aug-2025 00:01:41	EOD SWEEP 57500000565494		18-Aug-2025			93,664.64
19-Aug-2025 23:47:05	EOD SWEEP 57500000565494		19-Aug-2025		160,650.00	254,314.64
20-Aug-2025 23:48:22	EOD SWEEP 57500000565494		20-Aug-2025		146,650.00	400,964.64
21-Aug-2025 23:46:23	EOD SWEEP 57500000565494		21-Aug-2025		113,328.60	514,293.24
25-Aug-2025 23:46:41	EOD SWEEP 57500000565494		25-Aug-2025		20,650.00	534,943.24
27-Aug-2025 23:45:10	EOD SWEEP 57500000565494		27-Aug-2025		69,958.70	604,901.94
29-Aug-2025 23:46:39	EOD SWEEP 57500000565494		29-Aug-2025		239,908.90	844,810.84
30-Aug-2025 23:47:04	EOD SWEEP 57500000565494		30-Aug-2025		1,621,230.80	2,466,041.64
31-Aug-2025 23:48:58	EOD SWEEP 57500000565494		31-Aug-2025		68,670.00	2,534,711.64
					362,600.70	2,897,312.34

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
649,809.04	1	12	6,300,000.00	8,547,503.30	2,897,312.34

End Of Statement



HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncashed funds.

Contents of this statement will be considered correct if no error reported with in 30 days of receipt of statement

HDFC service Tax Registration Number : M-IV ST BANK & Other Services/20/2001

Registered office Address:HDFC Bank House, Senapati Bapat Marg, Lower Panel, Mumbai-400013

01-Aug-2025 10:23:04

57500000565481
ELDECO INFRABUILD LTD RERA
PROJECT DESIGN
ADDRESS
201-212 2ND FLOOR
SPLENDURFORUM, JASOLA
DISTRICT CENTRE, NEW DELHI,
110025, DELHI

BRANCH ADDRESS
MOHINI HOSPITAL, PRIYADARSHINI
NGR,
BAREILLY, BAREILLY,
UTTAR PRADESH, 243122,

Statement of Account For Period: 01-Sep-2025 to 30-Sep-2025

Account Number: 57500000565481

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Sep-2025 23:47:34	EOD SWEEP 57500000565494		02-Sep-2025			
03-Sep-2025 23:47:56	EOD SWEEP 57500000565494		03-Sep-2025		296,979.48	3,194,291.82
04-Sep-2025 23:46:07	EOD SWEEP 57500000565494		04-Sep-2025		98,700.00	3,292,991.82
05-Sep-2025 23:50:53	EOD SWEEP 57500000565494		05-Sep-2025		385,672.35	3,678,664.17
06-Sep-2025 23:49:39	EOD SWEEP 57500000565494		06-Sep-2025		63,000.00	3,741,664.17
09-Sep-2025 23:49:36	EOD SWEEP 57500000565494		09-Sep-2025		122,486.00	3,864,150.17
10-Sep-2025 23:50:41	EOD SWEEP 57500000565494		10-Sep-2025		2,520,000.00	6,384,150.17
11-Sep-2025 15:12:07	Escrow Trf to 09232560000348		11-Sep-2025	6,600,000.00	280,000.00	6,664,150.17
13-Sep-2025 23:45:33	EOD SWEEP 57500000565494		13-Sep-2025			64,150.17
17-Sep-2025 00:57:07	EOD SWEEP 57500000565494		16-Sep-2025		63,000.00	127,150.17
17-Sep-2025 23:46:25	EOD SWEEP 57500000565494		17-Sep-2025		1,181,950.00	1,309,100.17
18-Sep-2025 23:46:56	EOD SWEEP 57500000565494		18-Sep-2025		350,000.00	1,659,100.17
19-Sep-2025 23:47:53	EOD SWEEP 57500000565494		19-Sep-2025		350,000.00	2,009,100.17
23-Sep-2025 23:47:07	EOD SWEEP 57500000565494		23-Sep-2025		39,305.00	2,048,405.17
24-Sep-2025 23:47:05	EOD SWEEP 57500000565494		24-Sep-2025		111,300.00	2,159,705.17
26-Sep-2025 23:48:20	EOD SWEEP 57500000565494		26-Sep-2025		23,504.60	2,183,209.77
01-Oct-2025 00:22:01	EOD SWEEP 57500000565494		30-Sep-2025		239,680.00	2,422,889.77
					20,650.00	2,443,539.77

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
2,897,312.34	1	16	6,600,000.00	6,146,227.43	2,443,539.77

End Of Statement



HDFC BANK LIMITED

*Closing Balance includes funds earmarked for sold and unsold funds.

Contents of this statement will be considered correct if no error reported with in 30 days of receipt of statement

HDFC service Tax Registration Number : M-19 ST-BANK & Other Services/26/2001

Registered office Address:HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai-400013

01-Oct-2025 16:23:13