

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:- 08.07.2026

Information as on 30.06.2026

Subject: Certificate of amount incurred on Eldeco Ballads of Bliss [Project Name] having RERA Registration No. UPRERAPRJ921261/05/2025 Construction of 3 Residential Tower /Block/Building(s)+1 Convenient Shopping/Commercial+ 1Community Building situate on Khasra no./Plot No. GH1A/2, Sector 22D, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°19'11"N 77°31'51"E, to the South 28°19'06"N 77°31'50"E, to the East 28°19'09"N 77°31'56"E, to the West 28°19'05"N 77°31'54"E of Village/Sector 22D, Yamuna Expressway, Yamuna Expressway Industrial Development Authority, Greater Noida, PIN- 201301, admeasuring 20379 sq. meter area, being developed by Eldeco Goodliving Properties Ltd. [Promoter Name] and [Promoter Id], having Separate A/c No. 57500001750802 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	2	3	4	5	6
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 latest the DM circle rate of the subject land, whichever is higher.	11,470.28	6,875.15	-	6,875.15
	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 of the subject land on the date of application of registration in U.P. RERA, whichever is higher.	-	-	-	-
	iii- In case of land being 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	11,470.28	6,875.15	-	6,875.15
	(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.	11,470.28	6,875.15	-	6,875.15
	actual cost incurred by the landowner or the value of the subject land at DM Circle Rate of the subject land on the date of application of	-	-	-	-
	iii- In case of land being inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration				
	TOTAL OF LAND COST - For % completion and withdrawal purpose	11,470.28	6,875.15	-	6,875.15
	(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);	876.30	876.30	-	876.30
	(d) Interest (Other than Penal Interest and Penalties etc.) on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land				
	i) paid to Scheduled Banks	-	-	-	-
	ii) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)				
	TOTAL OF LAND COST	12,346.58	7,751.45	-	7,751.45
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	12,346.58	7,751.45	-	7,751.45
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d				
2	Project Clearance Fees (strictly related to construction and development of the this project)				
	(a) Fees paid to RERA	1,106.00	348.43	107.93	456.37
	(b) Fees paid to Local Authority				
	(c) Consultant/Architect Fees (directly attributable to project)				
	(d) Any other (specify)				
	TOTAL OF FEES PAID	1,106.00	348.43	107.93	456.37
3A	Cost of Construction and Development				



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	(a) Cost of services (water, electricity to construction site), Site Overheads;	42,800.00	4,634.80	1,659.98	6,294.78
	(b) Depreciation cost of machinery and equipment under the ownership of the promoter based on the actual use of such machinery or equipment in the relevant project, along with cost of maintenance, consumables, etc, as long as these cost are directly incurred on the construction of the said project. In case, the said machinery and equipment are used in more than one project only the apportioned amount of depreciation, the cost of maintenance and consumables shall be charged on the relevant project;				
	(c) Hiring charges of the machinery and equipment on the basis of actual use in the relevant project				
	(d) Cost of materials actually purchased;				
	(e) 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 (e) of 3A)	42,800.00	4,634.80	1,659.98	6,294.78
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 (after Table-B) of the latest Engineer's Certificate i.e. REG-2)	42,800.00	4,528.00	1,532.72	6,060.72
3C	Total Construction and Development Cost (Lower of 3A and 3B)	42,800.00	4,528.00	1,532.72	6,060.72
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 Scheduled Banks b) paid to others e.g. NBFC, Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	3,000.00	545.26	-	545.26
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	45,800.00	5,073.26	1,532.72	6,605.98
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	59,252.58	13,173.15	1,640.65	14,813.80
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	59,252.58	13,173.15	1,640.65	14,813.80
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				25.00%
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)				25.00%
7	Total amount received from allottees till date since Inception of the Project				26685.38
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				18679.76
9	Loan sanctioned for the project till date (secured and unsecured both)				-
10	Loan disbursed for the project till date (secured and unsecured both)				
	a- Loan disbursed before grant of RERA Registration in an account other than the Separate Account				
	b- Loan disbursed before grant of RERA Registration in the Separate Account				
	c- Loan disbursed after grant of RERA Registration and credited in Separate A/c				
	d- Loan disbursed after grant of RERA Registration but credited in an account other than Separate A/c				
	Total Loan Disbursed (10a+10b+10c+10d)				-
11	Interest on deposits (flexi facility) credited to the Separate account				60.96
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)				18740.73
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)				14813.80
14	70% of the amount paid to the GST Department from the amount collected from the Allottees				889.51
15	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)				1,299.43
16	Amount actually withdrawn from Separate a/c till date since inception of the project. This shall include the following also: a- 70% of the amounts already realised till date but not deposited in the Separate Account b- Amount already withdrawn towards amount refunded to the allottee(s) against cancellation of unit(s) c- Amount already withdrawn for repayment of loan as mentioned in 10a above (principal only)				15287.40



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17	Bank charges, if any	
18	Repayment, if any, of principal amount of the loan/ borrowings taken against this project (to be allowed only after receipt of Completion Certificate/ Occupancy Certificate in accordance with the Bank Account Directions)*	0.00
19	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 16 - S No. 17)	3453.33
20	Actual Balance available in Separate A/c as on date	3453.33
21	Difference between the computed balance and actual balance in Separate A/c (S No. 19 - S No. 20) Should be Nil (In case computed balance is significantly higher than actual balance, revisit Row 16)	0.00
22	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (S No. 13 + S No. 14 + S No. 15 + S No. 18- S No. 16)*	1715.34
23	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	-
24	Amount that can be finally transferred to the Transaction account (S No. 22 - S No. 23)	1715.34

This certificate is being issued on specific request of M/s **Eldeco Goodliving Properties Limited** (Name of the Promoter) 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.

Notes:

- 1) 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.
- 2) It has been understood and confirmed by the promoter that admissibility of the interest on borrowings from Unsecured Loans/From institutions other than Banks for this project is restricted to SBI MCLR.
- 3) We certify that out of the total estimated interest in this certificate, Rs. ____ Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. ____%.
- 4) We certify that out of the total interest amount incurred in this certificate, Rs. ____ Lacs is the interest on unsecured loans/From institutions other than Banks and is restricted to the prevailing SBI MCLR i.e. ____%.
- *5) We certify that the entry at Row 18 has been taken here for repayment of Principal amount of the loan/borrowings against this project after verifying that the CC/ OC of the entire project has been received (else entry at Row18 is Zero)
- 6) We also certify that there have been no changes in the prescribed format of the REG-3 and is prepared strictly in accordance of the provisions of Project Bank Account Directions (as amended from time to time).

For Singhal Suraj & Co
Chartered Accountants

Suraj Singh

CA Suraj Singhal

Proprietor

M. No. 545310

Firm Registration Number (FRN)- 023177C

Date: 08-07-26

Place: New Delhi

UDIN:26545310PYLETS9069



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:- 08.07.2026

Information as on 30.06.2026

Subject: Certificate of amount incurred on Eldeco Balla's of Bliss [Project Name] having RERA Registration No. UPRERAPRJ921261/05/2025 Construction of 3 Residential Tower /Block/Building(s)+1 Convenient Shopping/Commercial+ 1Community Building situate on Khasra no./Plot No. GH1A/2, Sector 22D, demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°19'11"N 77°31'51"E, to the South 28°19'06"N 77°31'50"E, to the East 28°19'09"N 77°31'56"E, to the West 28°19'05"N 77°31'54"E of Village/Sector 22D, Yamuna Expressway, Yamuna Expressway Industrial Development Authority, Greater Noida, PIN- 201301, admeasuring 20379 sq. meter area, being developed by Eldeco Goodliving Properties Ltd. [Promoter Name] and [Promoter Id], having Separate A/c No. 57500001750802 Bank Name HDFC Bank LTD.

PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- Rs. 14,813.80 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(I)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. 14,813.80 Lacs is the amount for which bills/ invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- Rs. _____ Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
Total						

This certificate is being issued on specific request of M/s Eldeco Goodliving Properties Limited [Promoter's Name, Promoter's Id] 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.

For Singhal Suraj & Co
Chartered Accountant

CA Suraj Singhal
Proprietor
M. No. 545310
Firm Registration Number (FRN)- 023177C
Date: 08-07-26
Place: New Delhi
UDIN: 26545310NPPFUND4721



Dated: 10/07/2026

To,

ELDECO GOODLIVING PROPERTIES LTD.
UP.

Subject: No lien/charge certificate

Dear Sir,

This is to certify that as on date there is no lien/charge on the RERA Account No. 57500001750802 maintained in the name and style of ELDECO GOODLIVING PROP-LTD SEP A/C FOR ELDECO BALLADS OF BLISS-ESC at Sector-93A Noida UP Branch.

This confirmation is issued at the specific request of the client, without any risk or responsibility on the part of the Bank or the signing official.

Thanking You,

For HDFC Bank Ltd.



NADEEM SIDDIQUE
Relationship Manager
Emp. Code : M8136
Sector-93A, Noida (2830)

www.hdfcbank.com

57500001750802
ELDECO GOODLIVING PROP-LTD
SEP A/C FOR E
ADDRESS
201-212 SPLENDOR FORUM
2NDFLOOR, SPLENDOR FORUM
SUKHDEV, SOUTH DELHI, NEW
DELHI, 110025, DELHI

BRANCH ADDRESS
ELDECO STUDIO, PLOT NO - 3,
SECTOR,
93A, NOIDA,
UTTAR PRADESH, 201301,

Statement of Account For Period: 01-Apr-2026 to 30-Apr-2026

Account Number: 57500001750802

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
03-Apr-2026 00:10:15	EOD SWEEP 57500001750791		02-Apr-2026		700,000.00	8,769,470.60
04-Apr-2026 23:47:42	EOD SWEEP 57500001750791		04-Apr-2026		17,500.00	8,786,970.60
06-Apr-2026 23:49:13	EOD SWEEP 57500001750791		06-Apr-2026		754,796.70	9,541,767.30
07-Apr-2026 23:48:43	EOD SWEEP 57500001750791		07-Apr-2026		140,000.00	9,681,767.30
16-Apr-2026 00:02:36	EOD SWEEP 57500001750791		15-Apr-2026		44,800.00	9,726,567.30
16-Apr-2026 17:30:47	Escrow Trf to '57500001750943	505037	16-Apr-2026	42,640,000.00		-32,913,432.70
17-Apr-2026 00:06:11	SWEEP-IN CREDIT - 50301223337398		16-Apr-2026		15,212,266.00	-17,701,166.70
17-Apr-2026 00:06:11	INT. ON SWCR ON- 50301223337398		16-Apr-2026		349,025.22	-17,352,141.48
17-Apr-2026 00:06:12	SWEEP-IN CREDIT - 50301223338208		16-Apr-2026		17,352,142.00	0.52
17-Apr-2026 00:06:12	INT. ON SWCR ON- 50301223338208		16-Apr-2026		398,121.28	398,121.80
18-Apr-2026 00:32:18	EOD SWEEP 57500001750791		17-Apr-2026		1,017,350.60	1,415,472.40
24-Apr-2026 23:46:57	EOD SWEEP 57500001750791		24-Apr-2026		553,175.00	1,968,647.40
25-Apr-2026 23:56:53	EOD SWEEP 57500001750791		25-Apr-2026		50,793.40	2,019,440.80

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
8,069,470.60	1	12	42,640,000.00	36,589,970.20	2,019,440.80

End Of Statement



HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncleared 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 Parel, Mumbai-400013

13-Jul-2026 11:10:16

57500001750802
ELDECO GOODLIVING PROP-LTD
SEP A/C FOR E
ADDRESS
201-212 SPLENDOR FORUM
2NDFLOOR, SPLENDOR FORUM
SUKHDEV, SOUTH DELHI, NEW
DELHI, 110025, DELHI

BRANCH ADDRESS
ELDECO STUDIO, PLOT NO - 3,
SECTOR,
93A, NOIDA,
UTTAR PRADESH, 201301,

Statement of Account For Period: 01-May-2026 to 31-May-2026

Account Number: 57500001750802

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
08-May-2026 23:54:30	EOD SWEEP 57500001750791		08-May-2026		1,212,642.90	3,232,083.70
13-May-2026 00:12:06	EOD SWEEP 57500001750791		12-May-2026		84,568.40	3,316,652.10
13-May-2026 23:46:17	EOD SWEEP 57500001750791		13-May-2026		1,017,350.60	4,334,002.70
23-May-2026 00:06:53	EOD SWEEP 57500001750791		22-May-2026		1,295,249.20	5,629,251.90
26-May-2026 23:43:34	EOD SWEEP 57500001750791		26-May-2026		210,700.00	5,839,951.90

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
2,019,440.80	0	5	0.00	3,820,511.10	5,839,951.90

End Of Statement



HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and uncleared 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 Parel, Mumbai-400013

13-Jul-2026 11:10:31

Page 1

57500001750802
ELDECO GOODLIVING PROP-LTD
SEP A/C FOR E
ADDRESS
201-212 SPLENDOR FORUM
2NDFLOOR, SPLENDOR FORUM
SUKHDEV, SOUTH DELHI, NEW
DELHI, 110025, DELHI

BRANCH ADDRESS
ELDECO STUDIO, PLOT NO - 3,
SECTOR,
93A, NOIDA,
UTTAR PRADESH, 201301,

Statement of Account For Period: 01-Jun-2026 to 30-Jun-2026

Account Number: 57500001750802

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Jun-2026 00:12:58	EOD SWEEP 57500001750791		01-Jun-2026		70.00	5,840,021.90
03-Jun-2026 18:31:28	Escrow Trf to 57500001750943	505037	03-Jun-2026	86,586,000.00		-80,745,978.10
03-Jun-2026 23:57:04	TDS RECOVERED ON- 50301223338208		03-Jun-2026	550.24		-80,746,528.34
03-Jun-2026 23:57:04	SWEEP-IN CREDIT - 50301223338208		03-Jun-2026		23,647,858.00	-57,098,670.34
03-Jun-2026 23:57:04	INT. ON SWCR ON- 50301223338208		03-Jun-2026		693,331.32	-56,405,339.02
03-Jun-2026 23:57:04	TDS RECOVERED ON- 50301222185470		03-Jun-2026	5,418.30		-56,410,757.32
03-Jun-2026 23:57:04	SWEEP-IN CREDIT - 50301222185470		03-Jun-2026		49,500,000.00	-6,910,757.32
03-Jun-2026 23:57:04	INT. ON SWCR ON- 50301222185470		03-Jun-2026		1,468,440.30	-5,442,317.02
03-Jun-2026 23:57:04	INT. ON SWCR ON- 50301221627833		03-Jun-2026		162,076.91	-5,280,240.11
03-Jun-2026 23:57:04	TDS RECOVERED ON- 50301221627833		03-Jun-2026	573.67		-5,280,813.78
03-Jun-2026 23:57:04	SWEEP-IN CREDIT - 50301221627833		03-Jun-2026		5,442,318.00	161,504.22
05-Jun-2026 23:45:49	EOD SWEEP 57500001750791		05-Jun-2026		19,010.60	180,514.82
13-Jun-2026 23:47:19	EOD SWEEP 57500001750791		13-Jun-2026		29,080.80	209,595.62
23-Jun-2026 23:44:34	EOD SWEEP 57500001750791		23-Jun-2026		17,803.10	227,398.72
24-Jun-2026 23:47:35	EOD SWEEP 57500001750791		24-Jun-2026		1,047,629.80	1,275,028.52

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
5,839,951.90	4	11	86,592,542.21	82,027,618.83	1,275,028.52

End Of Statement

Sumit
Date: 13/07/26
FRN: 0231770
CHARTERED ACCOUNTANT

UDIN-26545310HJPPPW3727

HDFC BANK LIMITED

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

Contents of this statement will be considered correct if no error reported within 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 Parel, Mumbai-400013

13-Jul-2026 11:10:44