

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)

Date:- 8th October 2025

Information as on 30.09.2025

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. GH11A/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.

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 DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher	11,470.28	4,956.38	840.83	5,797.21
	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	-	-	-	-
	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	11,470.28	4,956.38	840.83	5,797.21
	(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	4,956.38	840.83	5,797.21
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the	-	-	-	-
	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	11,470.28	4,956.38	840.83	5,797.21
	(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	876.25	-	876.25
	(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 -				
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	12,346.58	5,832.63	840.83	6,673.46
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	12,346.58	5,832.63	840.83	6,673.46
2	Project Clearance Fees				
	(a) Fees paid to RERA				
	(b) Fees paid to Local Authority				
	(c) Consultant/Architect Fees (directly attributable to project)	1,106.00	177.93	94.65	272.58
	(d) Any other (specify)				
	TOTAL OF FEES PAID	1,106.00	177.93	94.65	272.58

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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),	42,800.00	362.24	1,581.58	1,943.82
	(c) Cost of materials actually purchased,				
	(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 3.	42,800.00	362.24	1,581.58	1,943.82
	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	42,799.52	362.24	1,531.56	1,893.80
3B	Total Construction and Development Cost (Lower of 3A and 3B.)	42,799.52	362.24	1,531.56	1,893.80
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)"	3,000.00	325.45	219.81	545.25
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	45,799.52	687.69	1,751.37	2,439.05
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3C + S No. 3D)	59,252.10	6,698.25	2,686.84	9,385.10
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	59,252.10	6,698.25	2,686.84	9,385.10
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				15.84%
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)				15.84%
7	Total amount received from allottees till date since Inception of the Project				21,531.17
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				15,071.82
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)				15,071.82
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)				9385.10
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)				1217.03
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))				9362.55
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)				5,709.27
17	Actual Balance available in Separate A/c as on date				5,678.08
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil				31.18
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))				1239.58
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)				1239.58
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.					
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. For Singhal Suraj & Co Chartered Accountant <i>Singhal</i> CA Suraj Singhal Proprietor M. No. 545310 Firm Registration Number (FRN)- 023177C Date: 13/10/2025 Place: New Delhi UDIN 25545310BMTIWXZ6709					



Singhal Suraj & Co

CHARTERED ACCOUNTANTS

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

No. _____

Date:- 8th October

Information as on 30.09.2025

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+1 Community 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. _____ 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)(l)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. _____ 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/s	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
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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 Singh**

Proprietor

M. No. 545310

Firm Registration Number (FRN)- 023177C

Date: 13/10/2025

Place: New Delhi

UDIN:25545310BMHWYB7004



Address : 192 C, Ground Floor, Arjun Nagar,
Safdarjung Enclave, New Delhi-110029

Mob. : 8826275200

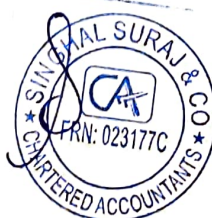
E-mail : casrsinghal@gmail.com

Annexure I- Customer against whom units were not allotted/ cancelled, and amount refunded by the company:

S. No.	Name	Amount
1	Bhagwanji Ramani	700,000.00
2	Satendra Kumar Sagar	500,000.00
3	Tarkeshwar Kumar	100,000.00
4	Pooja Goel	500,000.00
5	Mohit Kumar Kukreja	700,000.00
6	Rahul Pachauri	21,000.00
7	Sunil Sharma	200,000.00
8	Rashmi Khanna	500,000.00
9	Santosh Kumar	500,000.00
10	Debasis Samantray	500,000.00
11	Abhishek Mahajan	200,000.00
12	Somil Kansal	500,000.00
13	Ajay Jain	500,000.00
14	Sumit Ranjan	500,000.00
15	Vikas Dhiman	500,000.00
16	Rajeev Gupta	500,000.00
17	Avanish Singh Kushwah	500,000.00
18	Ashok Kumar	500,000.00
19	Harneet Kanwar	500,000.00
20	Rajat Kumar	500,000.00
21	Anand Vashisht	500,000.00
22	Varun Verma	100,000.00
23	Shital Gupta	500,000.00
24	Vineet Dua	700,000.00
25	Suresh Kumar	700,000.00
26	Sandeep Gupta	500,000.00
27	Ankit Agarwal	594,900.00
28	Abhishek Sharma	700,000.00
29	Amit Sharma	500,000.00
30	Pradeep Wadhwa	500,000.00
31	Ankit Aggarwal	100,100.00
32	Sankat Mochan	1,400,000.00
33	Bhola Kumar	700,000.00
34	Satish Kumar	500,000.00
35	Anuj Kumar Singh	500,000.00
36	Sulabh Khandelwal	500,000.00
37	Deepanshu Aggarwal	500,000.00
38	Sourabh Varshney	500,000.00
39	Shubham Sharan	500,000.00
40	Sanjeev Gupta	1,000,000.00
41	Ravinder Singh Rawat	500,000.00



S. No.	Name	Amount
42	Manoj Bhandari	500,000.00
43	Mohit Gupta	1,000,000.00
44	Prateek Bansal	500,000.00
45	Desh Deepak Agarwal	1,000,000.00
46	Gaurav Saxena	100,000.00
47	Priyanka Singh	500,000.00
48	Abhinav Kumar Tiwari	500,000.00
49	Sudhir Jain	1,395,000.00
50	Manish Sultania	500,000.00
51	Vipaan	500,000.00
52	Sandeep Yadav	500,000.00
53	Shruti	500,000.00
54	Piyush Gupta	700,000.00
55	Megha Gupta	700,000.00
56	Jivesh Kumar	500,000.00
57	Madhav Gupta	200,000.00
58	Ravi Tomar	400,000.00
59	Sumit Chaudhary	551,000.00
60	Bhawana Pangtey	500,000.00
61	Lalit Sehgal	100,000.00
62	Din Dayal Goyal	500,000.00
63	Arpit Wahi	100,000.00
64	Meena Tripathi	345,000.00
65	Akshay Kumar Chauhan	50,000.00
66	Hem	500,000.00
67	Dinkar Kumar Vidyarthi	700,000.00
68	Deepak Bhatia	500,000.00
69	Bhuvnesh Arora	500,000.00
70	Deepa Ram	500,000.00
71	Rajni	700,000.00
72	Sunil Kumar Sharma	300,000.00
73	Apurva Jain	700,000.00
74	Bhawna Rukheja	1,400,000.00
75	Kamlesh Raina	700,000.00
76	Sushil Gaur	700,000.00
77	Shivangi Srivastava	1,400,000.00
78	Aditya Singh	500,000.00
79	Dharmendra Kumar Verma	700,000.00
80	Chandra Kumar Rathi	700,000.00
81	Anup Kumar	500,000.00
82	Aman Kashyap	700,000.00
83	Santosh Kumari	500,000.00
84	Stuti Chaurasia	500,000.00



S. No.	Name	Amount
85	Pankaj Madan	500,000.00
86	Vikas Kumar Dhingra	500,000.00
87	Asha Rani	700,000.00
88	Ankur Srivastava	500,000.00
89	Reshu Jain	700,000.00
90	Hardeep Singh Soni	1,250,000.00
91	Darpan Gupta	500,000.00
92	Shekhar Ranwa	500,000.00
93	Ravinder Singh	500,000.00
94	Sonia Bhatnagar	500,000.00
95	Ayush Tayal	150,000.00
96	Rishabh Dua	1,400,000.00
97	Monika Kumari	500,000.00
98	Harsha Saha	100,000.00
99	Shivangi Gera	500,000.00
100	Vipul Goel	500,000.00
101	Suman Gupta	700,000.00
102	Ankeet Samant	500,000.00
103	Rameshwar Dass Ashok Kumar	2,502,000.00
104	Bawasons Holdings Pvt Ltd	500,000.00
105	Anil Kumar Mathuriya	500,000.00
106	Srishti Dhingra	500,000.00
107	Ajay Kumar	500,000.00
108	Pankaj Kaushik	1,700,000.00
109	Mukesh Kumar Pal	400,000.00
110	Swati Garg	500,000.00
111	Ashviryia Kumar	500,000.00
112	Shailja Tripathi	500,000.00
113	Vivek Sharma	500,000.00
114	Puneet Sharma	500,000.00
115	Rishabh Gupta	500,000.00
116	Rahat Bansal	1,000,000.00
117	Vinit Chaudhry	500,000.00
118	Ashu Jain	700,000.00
119	Subodh Kumar Singh	50,000.00
120	Sanjeev	700,000.00
121	Prabhat Yadav	500,000.00
122	Ati Gupta	500,000.00
123	Jitendra Choubay	1,000,000.00
124	Nitin Arora	500,000.00
125	Bijendra Singh	500,000.00
126	Pankaj Yadav	500,000.00



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S. No.	Name	Amount
127	Hitesh Kumar	500,000.00
128	Vishal Bajpai	500,000.00
129	Jeetender Singh Jangra	1,250,000.00
130	Vishal Dhiman	500,000.00
131	Radheshyam Mishra	100,000.00
132	Jatin Khurana	500,000.00
133	Abhradeep Nag	700,000.00
134	Harsha Tyagi	1,450,000.00
135	Akhil Agarwal	500,000.00
136	Priyanka Agarwal	1,000,000.00
137	Om Chand Verma	50,000.00
138	Abhishek Kumar	50,000.00
139	Rizwana Khatoon	500,000.00
140	Aayush Jain	500,000.00
141	Neeraj Bansal	700,000.00
142	Pallavi Misra	1,700,000.00
143	Mohd Irshad	1,000,000.00
144	Santosh Rani	1,000,000.00
145	Suvrat Verma	500,000.00
146	Ankit	500,000.00
147	Saurabh Avasthi	500,000.00
148	Meghraj Singh	500,000.00
149	Mohan Rawat	500,000.00
150	Deepak Saxena	1,000,000.00
151	Gaurav Bhatia & Charu Bhatia	500,000.00
152	Pooja Kumari	500,000.00
153	Mohan	500,000.00
154	Sweta	500,000.00
155	Shivansh Mittal	500,000.00
156	Pranav	500,000.00
157	Kajal Jain	500,000.00
158	Nupur Nagar	50,000.00
159	Nishtsh Nagar	50,000.00
160	Anita Rana	500,000.00
161	Archna Chaudhary	500,000.00
162	Munindra Purwar	2,800,000.00
163	Ayaan Ahmed	500,000.00
164	Amit Chadha	500,000.00
165	Kiran Teotia	1,000,000.00
166	Sandip Soni	500,000.00
167	Shiven Wadhwa	500,000.00
168	Divy Gaurav Sharma	500,000.00



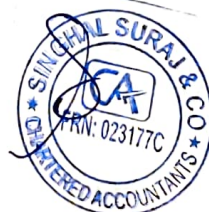
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S. No.	Name	Amount
169	Ayush Kumar	500,000.00
170	Abhinav Khanna	50,000.00
171	Raunak Gupta	500,000.00
172	Mithlesh Awana	700,000.00
173	Ankit Sharma	500,000.00
174	Kashish Agarwal	500,000.00
175	Chetna Chauhan	1,250,000.00
176	Anuradha Bansal	500,000.00
177	Abhishek Mahajan	100,000.00
178	Arhaan Rafique	700,000.00
179	Deepak Gupta	200,000.00
180	Chandan Kumar Mishra	1,250,000.00
181	Akansha Gautam	950,000.00
182	Gaurav Sindhnwani	700,000.00
183	Jyotsna	500,000.00
184	Amit Kumar	500,000.00
185	Veer Narayan Singh	500,000.00
186	Monika Gupta	700,000.00
187	Karan Bhatia	500,000.00
188	Vinod Anand	700,000.00
189	Monika Sharma	1,404,506.00
190	Radhika Kumari	500,000.00
191	Manoj Vyas Huf	50,000.00
192	Vishal Rastogi	1,000,000.00
193	Jagdish Prasad Sharma	700,000.00
194	Renu Joshi	500,000.00
195	Shalini Mukhraiya	700,000.00
196	Rakesh Kumar Bhatt	500,000.00
197	Vikas Bhatt	200,000.00
198	Saurabh Mehra	500,000.00
199	Dinesh Kumar	500,000.00
200	Nitin Verma	500,000.00
201	Deepika Kotiyal	1,000,000.00
202	Sanyohita Gupta	1,250,000.00
203	Vinay Singh	500,000.00
204	Maroof Husain	500,000.00
205	Ramesh Kumar Sethi	500,000.00
206	Rina Singh	1,400,000.00
207	Shashank Lodhi	1,000,000.00
208	Pitamber Dutt Bhatt	1,400,000.00
209	Vivek Kumar Srivastava	500,000.00
210	Asha Rawat	500,000.00
211	Simran Madaan	500,000.00



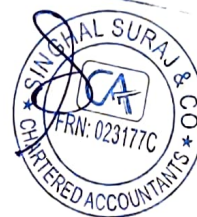
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S. No.	Name	Amount
212	Dinesh Singh	500,000.00
213	Deepanshu Bharadwaj	500,000.00
214	Supriya	700,000.00
215	Vinay Kumar Gupta	100,000.00
216	Kaushik Mondal	500,000.00
217	Vinit Verma	500,000.00
218	Pawan Kumar Gurunath	100,000.00
219	Nidhi Kela	700,000.00
220	Mukesh	100,000.00
221	Mohit Agarwal	500,000.00
222	Atul Negi	1,250,000.00
223	Deependar Negi	500,000.00
224	Aditya Kumar Singh	500,000.00
225	Priyanka Mishra	500,000.00
226	Mahendra Pal	500,000.00
227	Nikhil Kulshreshtha	700,000.00
228	Pushp Kumar Singh	500,000.00
229	Planets Agencies	500,000.00
230	Dileep Kumar	500,000.00
231	Mudit Mittal	1,000,000.00
232	Sangh Suman Gautam	200,000.00
233	Sandeep Singh	500,000.00
234	Bhupinder Grewal	700,000.00
235	Prashant Kumar	100,000.00
236	Sangeeta Gaur	200,000.00
237	Neha Rani	1,400,000.00
238	Asha Barthwal	1,441,500.00
239	Naveen Khanna	1,250,000.00
240	Atulesh Kumar	500,000.00
241	Yash Sirohi	350,000.00
242	Neeraj Malik	350,000.00
243	Rohit Rathi	500,000.00
244	Mahesh Singh Chauhan	700,000.00
245	Naveen Kundra	500,000.00
246	Neelam Sharma	700,000.00
247	Pawan Kumar Gupta	500,000.00
248	Vansh Aggarwal	500,000.00
249	Humtoj Goyal	499,999.00
250	Gaurav Kumar	500,000.00
251	Shikha Singh	700,000.00
252	Veena Mishra	500,000.00
253	Anurag Srivastava	500,000.00
254	Rakesh Kumar	700,000.00



Singhal Suraj & Co

S. No.	Name	Amount
255	Lokesh Nagpal	99,000.00
256	Anchal Mehrotra	500,000.00
257	Gagan Deep	500,000.00
258	Shiv Kumar	500,000.00
259	Jahnvi	500,000.00
260	Jaspreet Kaur	25,000.00
261	Manjul Gupta	50,000.00
262	Manoj Kukreja	502,000.00
263	Jd Creations	500,000.00
264	Preeti Gupta	500,000.00
265	Rajendra Dubey	500,000.00
266	Rupali Sharma	1,250,000.00
267	Yogesh Kumar Gupta	50,000.00
268	Rahul Singh	1,250,000.00
269	Vijay Madan	500,000.00
270	Aay Kay Enterprises Prop Ankur Agar	50,000.00
271	Cubespace	50,000.00
272	Setu Garg	700,000.00
273	Vikas Arora	500,000.00
274	Vishal Gupta	700,000.00
275	Mohd Tahseen	50,000.00
276	Prateek Suhane	500,000.00
277	Pratima	700,000.00
278	Madhu Goyal	500,000.00
279	Deepak Awasthi	500,000.00
280	Arti Khatter	300,000.00
281	Manish Khatter	200,000.00
282	Priyanka Gandhi	500,000.00
283	Tarun Ravi	500,000.00
284	Chander Rukheja	300,000.00
285	Sumit Kumar	500,000.00
286	Aditi Srivastava	11,000.00
287	Varun Bhasin	1,470,000.00
288	MI Aggarwal	500,000.00
289	Meenakshi	1,250,000.00
290	Surjeet Kumar Das	1,250,000.00
291	Prince Chaudhary	1,250,000.00
292	Harpreet Singh Puri	500,000.00
293	Maya Kumari	700,000.00
294	Nitin Prakash	1,100,000.00
295	Seema Goyal	500,000.00
TOTAL		173,862,005.00





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-Jul-2025 to 31-Jul-2025

Account Number: 57500001750802

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Jul-2025 23:48:30	EOD SWEEP 57500001750791		01-Jul-2025		18,652,125.10	40,436,942.39
02-Jul-2025 23:48:31	EOD SWEEP 57500001750791		02-Jul-2025		26,684,378.70	67,121,321.09
03-Jul-2025 17:30:36	Escrow Trf to 57500001750943	501177	03-Jul-2025	67,100,000.00		21,321.09
03-Jul-2025 23:48:40	EOD SWEEP 57500001750791		03-Jul-2025		9,015,056.82	9,036,377.91
04-Jul-2025 23:47:19	EOD SWEEP 57500001750791		04-Jul-2025		5,249,504.40	14,285,882.31
05-Jul-2025 23:48:02	EOD SWEEP 57500001750791		05-Jul-2025		2,752,295.00	17,038,177.31
06-Jul-2025 23:48:57	EOD SWEEP 57500001750791		06-Jul-2025		1,237,445.30	18,275,622.61
07-Jul-2025 23:48:13	EOD SWEEP 57500001750791		07-Jul-2025		6,311,291.70	24,586,914.31
08-Jul-2025 16:24:26	Escrow Trf to 57500001750943	505037	08-Jul-2025	24,500,000.00		86,914.31
08-Jul-2025 23:47:01	EOD SWEEP 57500001750791		08-Jul-2025		4,870,842.90	4,957,757.21
09-Jul-2025 23:46:55	EOD SWEEP 57500001750791		09-Jul-2025		3,064,350.80	8,022,108.01
10-Jul-2025 23:46:55	EOD SWEEP 57500001750791		10-Jul-2025		4,535,262.33	12,557,370.34
11-Jul-2025 23:47:21	EOD SWEEP 57500001750791		11-Jul-2025		5,580,401.40	18,137,771.74
13-Jul-2025 00:24:08	EOD SWEEP 57500001750791		12-Jul-2025		1,723,182.30	19,860,954.04
13-Jul-2025 23:48:25	EOD SWEEP 57500001750791		13-Jul-2025		1,056,843.42	20,917,797.46
14-Jul-2025 15:37:57	Escrow Trf to 57500001750943	505037	14-Jul-2025	20,900,000.00		17,797.46
14-Jul-2025 23:48:21	EOD SWEEP 57500001750791		14-Jul-2025		4,272,083.76	4,289,881.22
15-Jul-2025 23:47:24	EOD SWEEP 57500001750791		15-Jul-2025		2,726,620.68	7,016,501.90
17-Jul-2025 00:20:11	EOD SWEEP 57500001750791		16-Jul-2025		3,888,541.30	10,905,043.20
17-Jul-2025 23:53:42	EOD SWEEP 57500001750791		17-Jul-2025		2,012,978.80	12,918,022.00
18-Jul-2025 23:45:52	EOD SWEEP 57500001750791		18-Jul-2025		2,779,336.70	15,697,358.70
19-Jul-2025 23:45:53	EOD SWEEP 57500001750791		19-Jul-2025		1,400,301.00	17,097,659.70
20-Jul-2025 23:49:44	EOD SWEEP 57500001750791		20-Jul-2025		850,150.00	17,947,809.70
21-Jul-2025 23:46:17	EOD SWEEP 57500001750791		21-Jul-2025		2,536,786.00	20,484,595.70

HDFC BANK LIMITED

*Closing Balance includes funds earmarked for hold and pending transactions.
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

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UDIN-25545310BMHWWL2541

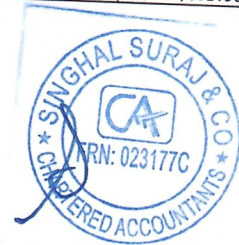


Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
22-Jul-2025 23:46:08	EOD SWEEP 57500001750791		22-Jul-2025		3,192,141.40	23,676,737.10
23-Jul-2025 23:46:54	EOD SWEEP 57500001750791		23-Jul-2025		1,250,865.00	24,927,602.10
24-Jul-2025 23:46:48	EOD SWEEP 57500001750791		24-Jul-2025		1,654,266.60	26,581,868.70
26-Jul-2025 00:34:43	EOD SWEEP 57500001750791		25-Jul-2025		1,899,325.40	28,481,194.10
26-Jul-2025 23:49:24	EOD SWEEP 57500001750791		26-Jul-2025		148,028.30	28,629,222.40
27-Jul-2025 23:49:23	EOD SWEEP 57500001750791		27-Jul-2025		485,100.00	29,114,322.40
28-Jul-2025 23:46:39	EOD SWEEP 57500001750791		28-Jul-2025		742,000.00	29,856,322.40
29-Jul-2025 23:46:23	EOD SWEEP 57500001750791		29-Jul-2025		1,286,749.10	31,143,071.50
31-Jul-2025 00:00:35	EOD SWEEP 57500001750791		30-Jul-2025		2,065,180.78	33,208,252.28
31-Jul-2025 23:53:32	EOD SWEEP 57500001750791		31-Jul-2025		2,772,609.70	35,980,861.98

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
21,784,817.29	3	31	112,500,000.00	126,696,044.69	35,980,861.98

End Of Statement





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-Aug-2025 to 31-Aug-2025

Account Number: 57500001750802

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Aug-2025 23:51:49	EOD SWEEP 57500001750791		01-Aug-2025		2,979,754.05	38,960,616.03
02-Aug-2025 23:47:44	EOD SWEEP 57500001750791		02-Aug-2025		181,243.30	39,141,859.33
03-Aug-2025 23:49:46	EOD SWEEP 57500001750791		03-Aug-2025		304,158.40	39,446,017.73
04-Aug-2025 23:49:39	EOD SWEEP 57500001750791		04-Aug-2025		2,101,890.00	41,547,907.73
05-Aug-2025 23:47:27	EOD SWEEP 57500001750791		05-Aug-2025		8,685,082.88	50,232,990.61
06-Aug-2025 17:39:15	Escrow Trf to 57500001750943	505037	06-Aug-2025	50,200,000.00		32,990.61
06-Aug-2025 23:47:36	EOD SWEEP 57500001750791		06-Aug-2025		4,966,468.61	4,999,459.22
07-Aug-2025 23:47:18	EOD SWEEP 57500001750791		07-Aug-2025		14,729,244.60	19,728,703.82
08-Aug-2025 23:49:51	EOD SWEEP 57500001750791		08-Aug-2025		21,883,411.90	41,612,115.72
09-Aug-2025 23:46:28	EOD SWEEP 57500001750791		09-Aug-2025		4,796,609.47	46,408,725.19
10-Aug-2025 23:49:29	EOD SWEEP 57500001750791		10-Aug-2025		8,170,891.40	54,579,616.59
11-Aug-2025 23:55:26	EOD SWEEP 57500001750791		11-Aug-2025		22,388,924.60	76,968,541.19
12-Aug-2025 16:27:07	Escrow Trf To 57500001750943	505034	12-Aug-2025	76,900,000.00		68,541.19
12-Aug-2025 23:47:48	EOD SWEEP 57500001750791		12-Aug-2025		40,578,162.80	40,646,703.99
13-Aug-2025 23:48:16	EOD SWEEP 57500001750791		13-Aug-2025		24,526,465.60	65,173,169.59
14-Aug-2025 23:47:32	EOD SWEEP 57500001750791		14-Aug-2025		32,334,331.40	97,507,500.99
15-Aug-2025 23:45:55	EOD SWEEP 57500001750791		15-Aug-2025		9,642,969.70	107,150,470.69
16-Aug-2025 23:46:18	EOD SWEEP 57500001750791		16-Aug-2025		6,980,099.00	114,130,569.69
17-Aug-2025 23:49:26	EOD SWEEP 57500001750791		17-Aug-2025		687,400.00	114,817,969.69
19-Aug-2025 00:01:53	EOD SWEEP 57500001750791		18-Aug-2025		10,636,385.55	125,454,355.24
19-Aug-2025 18:10:21	FD Booked - 50301204560030 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250819132 01600	19-Aug-2025	40,000,000.00		85,454,355.24
19-Aug-2025 18:11:14	FD Booked - 503012045600600 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250819132 01600	19-Aug-2025	41,000,000.00		44,454,355.24

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

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
19-Aug-2025 18:11:51	FD Booked - 50301204560895 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250819132 01600	19-Aug-2025	40,000,000.00		4,454,355.24
19-Aug-2025 23:47:13	EOD SWEEP 57500001750791		19-Aug-2025		12,499,011.00	16,953,366.24
20-Aug-2025 23:48:27	EOD SWEEP 57500001750791		20-Aug-2025		17,214,876.70	34,168,242.94
21-Aug-2025 23:46:37	EOD SWEEP 57500001750791		21-Aug-2025		6,490,416.80	40,658,659.74
22-Aug-2025 18:18:39	Escrow Trf to 57500001750943	505037	22-Aug-2025	12,349,000.00		28,309,659.74
22-Aug-2025 23:47:08	EOD SWEEP 57500001750791		22-Aug-2025		10,246,312.30	38,555,972.04
24-Aug-2025 23:48:56	EOD SWEEP 57500001750791		24-Aug-2025		318,906.70	38,874,878.74
25-Aug-2025 23:46:58	EOD SWEEP 57500001750791		25-Aug-2025		12,110,361.90	50,985,240.64
26-Aug-2025 18:37:46	FD Booked - 50301207251943 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250826613 02009	26-Aug-2025	20,000,000.00		30,985,240.64
26-Aug-2025 18:45:51	FD Booked - 50301207254840 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250826613 02009	26-Aug-2025	30,000,000.00		985,240.64
26-Aug-2025 23:46:30	EOD SWEEP 57500001750791		26-Aug-2025		10,830,042.66	11,815,283.30
27-Aug-2025 23:45:00	EOD SWEEP 57500001750791		27-Aug-2025		12,249,615.00	24,064,898.30
28-Aug-2025 23:46:18	EOD SWEEP 57500001750791		28-Aug-2025		7,597,686.60	31,662,584.90
29-Aug-2025 23:46:41	EOD SWEEP 57500001750791		29-Aug-2025		9,442,089.83	41,104,674.73
30-Aug-2025 23:47:37	EOD SWEEP 57500001750791		30-Aug-2025		13,662,975.20	54,767,649.93
31-Aug-2025 23:48:48	EOD SWEEP 57500001750791		31-Aug-2025		5,608,484.00	60,376,133.93

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
35,980,861.98	8	30	310,449,000.00	334,844,271.95	60,376,133.93

End Of Statement



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-Sep-2025 to 30-Sep-2025

Account Number: 57500001750802

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Sep-2025 23:47:20	EOD SWEEP 57500001750791		01-Sep-2025		21,061,464.90	81,437,598.83
02-Sep-2025 23:47:29	EOD SWEEP 57500001750791		02-Sep-2025		9,346,365.35	90,783,964.18
03-Sep-2025 23:47:55	EOD SWEEP 57500001750791		03-Sep-2025		7,286,352.50	98,070,316.68
04-Sep-2025 23:46:51	EOD SWEEP 57500001750791		04-Sep-2025		12,739,430.73	110,809,747.41
05-Sep-2025 16:19:32	Escrow Trf To 57500001750943	501177	05-Sep-2025	110,000,000.00		809,747.41
05-Sep-2025 23:51:03	EOD SWEEP 57500001750791		05-Sep-2025		2,605,469.30	3,415,216.71
06-Sep-2025 23:49:44	EOD SWEEP 57500001750791		06-Sep-2025		10,542,571.90	13,957,788.61
07-Sep-2025 23:53:05	EOD SWEEP 57500001750791		07-Sep-2025		3,710,428.40	17,668,217.01
08-Sep-2025 23:50:05	EOD SWEEP 57500001750791		08-Sep-2025		8,326,749.90	25,994,966.91
09-Sep-2025 23:49:41	EOD SWEEP 57500001750791		09-Sep-2025		12,535,629.40	38,530,596.31
10-Sep-2025 23:50:39	EOD SWEEP 57500001750791		10-Sep-2025		5,205,615.10	43,736,211.41
11-Sep-2025 23:49:53	EOD SWEEP 57500001750791		11-Sep-2025		7,606,664.45	51,342,875.86
12-Sep-2025 15:41:46	Escrow Trf To 57500001750943	505037	12-Sep-2025	22,606,000.00		28,736,875.86
12-Sep-2025 22:32:45	EOD SWEEP 57500001750791		12-Sep-2025		8,876,927.50	37,613,803.36
13-Sep-2025 23:45:42	EOD SWEEP 57500001750791		13-Sep-2025		3,918,223.40	41,532,026.76
15-Sep-2025 01:27:15	EOD SWEEP 57500001750791		14-Sep-2025		405,243.30	41,937,270.06
15-Sep-2025 18:56:42	FD Booked - 50301217234402 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250915114 77100	15-Sep-2025	41,500,000.00		437,270.06
15-Sep-2025 23:59:39	EOD SWEEP 57500001750791		15-Sep-2025		10,755,376.10	11,192,646.16
17-Sep-2025 00:57:03	EOD SWEEP 57500001750791		16-Sep-2025		7,188,353.90	18,381,000.06
17-Sep-2025 23:46:53	EOD SWEEP 57500001750791		17-Sep-2025		13,873,428.10	32,254,428.16
18-Sep-2025 23:47:00	EOD SWEEP 57500001750791		18-Sep-2025		11,378,706.01	43,633,134.17
19-Sep-2025 17:44:57	FD Booked - 50301219123615 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250919103 14700	19-Sep-2025	43,000,000.00		633,134.17

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/23/2001

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

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
19-Sep-2025 23:48:00	EOD SWEEP 57500001750791		19-Sep-2025		6,469,583.40	7,102,717.57
20-Sep-2025 23:53:33	EOD SWEEP 57500001750791		20-Sep-2025		18,665,266.90	25,767,984.47
21-Sep-2025 23:48:39	EOD SWEEP 57500001750791		21-Sep-2025		2,611,351.40	28,379,335.87
22-Sep-2025 23:45:42	EOD SWEEP 57500001750791		22-Sep-2025		18,696,562.15	47,075,898.02
23-Sep-2025 23:47:25	EOD SWEEP 57500001750791		23-Sep-2025		39,869,724.48	86,945,622.50
24-Sep-2025 23:47:35	EOD SWEEP 57500001750791		24-Sep-2025		27,953,020.53	114,898,643.03
25-Sep-2025 15:26:41	FD Booked - 50301221627833 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	56716420250925947 40007	25-Sep-2025	45,000,000.00		69,898,643.03
25-Sep-2025 15:28:10	FD Booked - 50301221627833 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	56716420250925947 40007	25-Sep-2025	49,000,000.00		20,898,643.03
26-Sep-2025 00:10:26	EOD SWEEP 57500001750791		25-Sep-2025		42,261,139.10	63,159,782.13
26-Sep-2025 16:43:11	FD Booked - 50301222185470 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	43427320250926113 67100	26-Sep-2025	49,500,000.00		13,659,782.13
26-Sep-2025 23:48:41	EOD SWEEP 57500001750791		26-Sep-2025		47,825,877.93	61,485,660.06
27-Sep-2025 23:44:54	EOD SWEEP 57500001750791		27-Sep-2025		20,925,627.80	82,411,287.86
28-Sep-2025 23:47:53	EOD SWEEP 57500001750791		28-Sep-2025		7,943,154.10	90,354,441.96
29-Sep-2025 18:41:25	FD Booked - 50301223337398 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	56716420250929162 87900	29-Sep-2025	49,000,000.00		41,354,441.96
29-Sep-2025 18:42:53	FD Booked - 50301223338208 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	56716420250929162 87900	29-Sep-2025	41,000,000.00		354,441.96
29-Sep-2025 23:47:20	EOD SWEEP 57500001750791		29-Sep-2025		48,128,484.65	48,482,926.61
30-Sep-2025 16:48:18	FD Booked - 50301223869630 : ELDECO GOODLIVING PROP-LTD SEP A/C FOR E	56716420250930130 37900	30-Sep-2025	48,000,000.00		482,926.61
01-Oct-2025 00:22:52	EOD SWEEP 57500001750791		30-Sep-2025		30,325,528.90	30,808,455.51

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
60,376,133.93	10	30	498,606,000.00	469,038,321.58	30,808,455.51

End Of Statement

