

CHARTERED ACCOUNTANT'S CERTIFICATE					Form-REG-3
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
No.-----		Date:- 08.04.2026			
Information as on 31.03.2026					
Subject: Certificate of amount incurred on Eldeco 7 Peaks Residences [Project Name and RERA Registration No. UPRERAPRJ106523/01/2026] for Acquisition and Development of land and/or Construction of 6 Residential Tower/Block/Building(s), 1 Club/ Community Block, 1 Commercial Block situated on Khasra no./Plot No. GH-01 & GH01A, demarcated by its boundaries (28.4560675 N, 77.56221806E;) to the North, (28.45454083N; 77.56410667E) to the South, (28.45698806N, 77.56382278E) to the East, (28.45422917N; 77.56356083E) to the West of Village Sector Omicron 1A, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Greater Noida Authority, District Gautam Buddha Nagar, PIN 201310, admeasuring 29833.105 sq. meter area, being developed by Eldeco Homes Developers Limited [Promoter Name] and [Promoter Id UPRERAPRM421713], having Separate A/c No.57500001893937 Bank Name HDFC Bank					
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	3	4	5	6
1	(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.	28,051.47	-	28,051.47	28,051.47
	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	28,051.47	-	28,051.47	28,051.47
	(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.	28,051.47	-	28,051.47	28,051.47
	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	-	-	-	-
	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	28,051.47	-	28,051.47	28,051.47
	(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);	1,935.56	-	1,935.56	1,935.56
	(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	29,987.03	-	29,987.03	29,987.03
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	29,987.03	-	29,987.03	29,987.03
2	Project Clearance Fees				
	(a) Fees paid to RERA				
	(b) Fees paid to Local Authority	9,013.42	-	1,465.05	1,465.05
	(c) Consultant/Architect Fees (directly attributable to project)				
	(d) Any other (specify)				
	TOTAL OF FEES PAID	9,013.42	-	1,465.05	1,465.05
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	78,654.38	-	1,008.23	1,008.23
	(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;				
	(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)	78,654.38	-	1,008.23	1,008.23
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	78,654.38	-	1,008.23	1,008.23
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	78,654.38	-	1,008.23	1,008.23



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)"	12,933.66	-	7,246.97	7,246.97
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	91,588.04	-	8,255.20	8,255.20
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)				
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	130,588.49	-	39,707.28	39,707.28
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	130,588.49	-	39,707.28	39,707.28
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)				30.41%
7	Total amount received from allottees till date since Inception of the Project*				
8	70% Amount to be deposited in Separate Account (70%*S No. 7)				793.79
9	Loan sanctioned for the project till date (secured and unsecured both)				555.65
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)				555.65
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)				39707.28
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)				-
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))				0.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)				555.65
17	Actual Balance available in Separate A/c as on date				555.65
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))				555.65
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				-
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)				555.65

This certificate is being issued on specific request of M/s Eldeco Homes Developers 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.

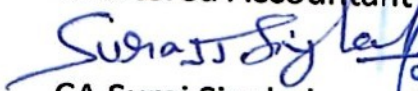
* Amount shown in collection account are received as expression of interest from its prospective customers and no unit has been allotted till date.



Singhal Suraj & Co

Note: Based on the information provided by the promoter, I/We report that the land parcel for this project has been mortgaged in other projects/ for loans/borrowings for other purpose also.

For Singhal Suraj & Co
Chartered Accountant


CA Suraj Singh

Proprietor

M. No. 545310

Firm Registration Number (FRN)- 023177C

Date: 08-04-2026

Place: New Delhi

UDIN: 26545310VBTQON6423



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:- 08.04.2026

Information as on 31.03.2026

Subject: Certificate of amount incurred on Eldeco 7 Peaks Residence [Project Name and RERA Registration No.] for Acquisition and Development of land and/or Construction of 6 Residential Tower/Block/Building(s), 1 Club/ Community Block, 1 Commercial Block situated on Khasra no./Plot No. GH-01 & GH01A, demarcated by its boundaries (28.4560675 N, 77.56221806E;) to the North, (28.45454083N; 77.56410667E) to the South, (28.45698806N, 77.56382278E) to the East, (28.45422917N; 77.56356083E) to the West of Village Sector Omicron 1A, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Greater Noida Authority, District Gautam Buddha Nagar, PIN 201310, admeasuring 29833.105 sq. meter area, being developed by Eldeco Homes Developers Limited [Promoter Name] and [Promoter Id], having Separate A/c No.57500001893937 Bank Name HDFC Bank

PART-B

I/ We also certify that:

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

- (a) 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)(1)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) 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.
- (c) 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 Homes Developers 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: 08-04-2026
Place: New Delhi
UDIN:26545310KKERM12798





57500001893937
EHDL SEP ELDECO 7 PEAKS
RESIDENCES ESC
ADDRESS
201-212 SPLENDOR FORUM
2NDFLOOR, JASOLA DISTRICT
CENTRE, NEW DELHI, 110025,
DELHI

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

Statement of Account For Period: 01-Feb-2026 to 28-Feb-2026

Account Number: 57500001893937

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
28-Feb-2026 00:17:51	EOD SWEEP 57500001893798		27-Feb-2026		21,557,784.57	21,557,784.57
28-Feb-2026 23:51:23	EOD SWEEP 57500001893798		28-Feb-2026		770,000.00	22,327,784.57

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
0.00	0	2	0.00	22,327,784.57	22,327,784.57

End Of Statement



HDFC BANK LIMITED

*Closing Balance includes funds earmarked for held 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-14/ST/BANK & Other Services/26/2001

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

01-Apr-2026 13:15:11

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57500001893937
EHDL SEP ELDECO 7 PEAKS
RESIDENCES ESC
ADDRESS
201-212 SPLENDOR FORUM
2NDFLOOR, JASOLA DISTRICT
CENTRE, NEW DELHI, 110025,
DELHI

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

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

Account Number: 57500001893937

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Mar-2026 23:51:20	EOD SWEEP 57500001893798		01-Mar-2026		660,095.80	22,987,880.37
03-Mar-2026 00:02:31	EOD SWEEP 57500001893798		02-Mar-2026		1,681,765.40	24,669,645.77
03-Mar-2026 23:46:47	EOD SWEEP 57500001893798		03-Mar-2026		909,174.00	25,578,819.77
05-Mar-2026 23:48:32	EOD SWEEP 57500001893798		05-Mar-2026		700,000.00	26,278,819.77
06-Mar-2026 23:48:05	EOD SWEEP 57500001893798		06-Mar-2026		1,260,000.00	27,538,819.77
07-Mar-2026 23:47:43	EOD SWEEP 57500001893798		07-Mar-2026		1,784,174.00	29,322,993.77
08-Mar-2026 23:49:49	EOD SWEEP 57500001893798		08-Mar-2026		664,174.00	29,987,167.77
09-Mar-2026 23:49:16	EOD SWEEP 57500001893798		09-Mar-2026		279,174.00	30,266,341.77
10-Mar-2026 23:50:27	EOD SWEEP 57500001893798		10-Mar-2026		2,799,174.00	33,065,515.77
11-Mar-2026 23:47:58	EOD SWEEP 57500001893798		11-Mar-2026		1,400,000.00	34,465,515.77
12-Mar-2026 23:48:42	EOD SWEEP 57500001893798		12-Mar-2026		2,660,000.00	37,125,515.77
14-Mar-2026 23:45:51	EOD SWEEP 57500001893798		14-Mar-2026		734,999.17	37,860,514.94
15-Mar-2026 23:49:20	EOD SWEEP 57500001893798		15-Mar-2026		593,387.20	38,453,902.14
16-Mar-2026 23:52:35	EOD SWEEP 57500001893798		16-Mar-2026		1,400,000.00	39,853,902.14
17-Mar-2026 23:47:39	EOD SWEEP 57500001893798		17-Mar-2026		1,225,000.00	41,078,902.14
18-Mar-2026 23:48:04	EOD SWEEP 57500001893798		18-Mar-2026		700,000.00	41,778,902.14
19-Mar-2026 23:46:09	EOD SWEEP 57500001893798		19-Mar-2026		2,860,200.00	44,639,102.14
20-Mar-2026 23:49:22	EOD SWEEP 57500001893798		20-Mar-2026		70,000.00	44,709,102.14
21-Mar-2026 23:45:17	EOD SWEEP 57500001893798		21-Mar-2026		1,400,000.00	46,109,102.14
22-Mar-2026 23:48:33	EOD SWEEP 57500001893798		22-Mar-2026		580,650.00	46,689,752.14
23-Mar-2026 23:47:20	EOD SWEEP 57500001893798		23-Mar-2026		210,000.70	46,899,752.84
24-Mar-2026 13:01:42	FD Booked - 50301326313288 : EHDL SEP ELDECO 7 PEAKS RESIDENCES ESC	51312220260324118 10003	24-Mar-2026	44,600,000.00		2,299,752.84
25-Mar-2026 23:47:27	EOD SWEEP 57500001893798		25-Mar-2026		2,205,350.00	4,505,102.84

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/26/2001

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

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Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
28-Mar-2026 00:01:27	EOD SWEEP 57500001893798		27-Mar-2026		4,197,074.00	8,702,176.84
28-Mar-2026 23:53:58	EOD SWEEP 57500001893798		28-Mar-2026		70,700.00	8,772,876.84
29-Mar-2026 23:48:37	EOD SWEEP 57500001893798		29-Mar-2026		57,400.00	8,830,276.84
31-Mar-2026 00:18:40	EOD SWEEP 57500001893798		30-Mar-2026		770,000.00	9,600,276.84
01-Apr-2026 01:14:50	EOD SWEEP 57500001893798		31-Mar-2026		1,365,000.00	10,965,276.84

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
22,327,784.57	1	27	44,600,000.00	33,237,492.27	10,965,276.84

End Of Statement

Singhal Suraj & Co



Date - 06/04/26

UDIN-26545310ERIRDN2501