



## Kumar Gaurav Agarwal & Co.

B 276, 1st Floor, Outer Ring Road, C.R. Park, New Delhi 110019 | Tel. : 011-47089995 / 011 26271590  
Mobile : 9891499995 | Email : gaurav@kgac.in | Web : www.kgac.in

| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| Information as on 31.03.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| Certification work Assigned vide letter No/ Dated - 13-Feb-2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
| Certificate of Percentage of Completion of Construction Work of ELDECO CITY MART No. of Building(s) 01 of the Project situated on the Khasra No/ Plot no 512 ELDECO CITY, DOHNA, BAREILLY (U.P.)<br>Demarcated by its boundaries (latitude and longitude of the end points) 28.453478 and 79.436025 to the North 28.453192 and 79.436272 to the South 28.453297 and 79.436297 to the East 28.453342 and 79.435978 to the West of village Dohna Pitam Rai Tehsil Bareilly Competent/ Development authority Bareilly District Bareilly PIN 243202 admeasuring 640.16 sq.mts. area being developed by Eldeco Infrabuild Ltd. having RERA Registration No---, Designated A/C No 57500000818029 HDFC Bank Ltd |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Rs.in lacs           | Rs. In lacs                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3                    | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(d) 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);<br>(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority. | 5.58                 | 5.58                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5.58                 | 5.58                                       |

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3                    | 4                                          |
| 2     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                  | 0.13                 | 0.13                                       |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.13                 | 0.13                                       |
| 3A    | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 140.87               | 19.54                                      |
|       | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | 140.87               | 19.54                                      |
| 3B    | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 140.87               | 19.54                                      |
| 3C    | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 141.00               | 19.67                                      |
| 3D    | <b>Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)</b>                                                                                                                                                                                                                                                                                                                                   | 0.00                 | 0.00                                       |



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|    |                                                                                                                                                                                     |               |              |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------|
| 3  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                         | 141.00        | 19.67        |
| 4  | <b>TOTAL COST OF PROJECT (Row 1 + Row 3)</b>                                                                                                                                        | <b>146.58</b> | <b>25.25</b> |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             | 13.95%        |              |
| 6  | Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4 )%                                | 17.23%        |              |
| [  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              | 244.11        |              |
| 8  | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                 | 170.88        |              |
| 9  | Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> <b>(Column 3 of Row 4 * row 6 )</b>   | 25.25         |              |
| 10 | 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 designated Account ) | 5.22          |              |
| 11 | Balance available in Designated A/c.                                                                                                                                                | 165.66        |              |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            | 20.03         |              |

This certificate is being issued on specific request of M/s Eldeco Infrabuild Ltd 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.

**KUMAR GAURAV**  
Digitally signed by  
KUMAR GAURAV  
Date: 2023.04.20  
13:13:35 +05'30'

Signature of Chartered Accountant with seal  
(CA Kumar Gaurav)  
(501252)  
New Delhi

Date: 20-04-2023

UDIN : 23501252BGWTP8457

*Bareilly Mark*

57500000818029  
ELDECO INFRABUILD LTD TRAN A/C ELDE  
201-212 SPLENDER FORUM

Bareilly  
Mohini Hospital,  
Priyadarshini Nagar,  
Bareilly.

NEW DELHI  
DELHI  
110025

Statement of Account For Period: 01-Jan-2023 to 31-Jan-2023

Account Number: 57500000818029  
Currency: INR

| Date        | Transaction Description     | Chq/Ref. No | Value Date  | Debit Amount | Credit Amount | Closing Balance |
|-------------|-----------------------------|-------------|-------------|--------------|---------------|-----------------|
| 04-Jan-2023 | EOD SWEEP<br>57500000816800 |             | 03-Jan-2023 |              | 501,900.00    | 4,240,351.56    |
| 06-Jan-2023 | EOD SWEEP<br>57500000816800 |             | 05-Jan-2023 |              | 2,122,474.20  | 6,362,825.76    |
| 11-Jan-2023 | EOD SWEEP<br>57500000816800 |             | 10-Jan-2023 |              | 350,000.00    | 6,712,825.76    |
| 25-Jan-2023 | EOD SWEEP<br>57500000816800 |             | 24-Jan-2023 |              | 304,554.60    | 7,017,380.36    |
| 29-Jan-2023 | EOD SWEEP<br>57500000816800 |             | 28-Jan-2023 |              | 606,267.20    | 7,623,647.56    |

Statement Summary

| Opening Balance | Debit Count | Credit Count | Total Debit | Total Credit | Closing Balance |
|-----------------|-------------|--------------|-------------|--------------|-----------------|
| 3,738,451.56    | 0           | 5            | 0.00        | 3,885,196.00 | 7,623,647.56    |

End of the 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 is reported within 30 days of receipt of statement.

HDFC Bank 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.

57500000818029  
ELDECO INFRABUILD LTD TRAN A/C ELDE  
201-212 SPLENDER FORUM

NEW DELHI  
DELHI  
110025

Bareilly  
Mohini Hospital,  
Priyadarshini Nagar,  
Bareilly.

Statement of Account For Period: 01-Feb-2023 to 28-Feb-2023

Account Number: 57500000818029  
Currency: INR

| Date        | Transaction Description     | Chq/Ref. No | Value Date  | Debit Amount | Credit Amount | Closing Balance |
|-------------|-----------------------------|-------------|-------------|--------------|---------------|-----------------|
| 17-Feb-2023 | EOD SWEEP<br>57500000816800 |             | 16-Feb-2023 |              | 609,203.00    | 8,232,850.56    |
| 22-Feb-2023 | EOD SWEEP<br>57500000816800 |             | 21-Feb-2023 |              | 183,967.00    | 8,416,817.56    |
| 23-Feb-2023 | EOD SWEEP<br>57500000816800 |             | 22-Feb-2023 |              | 299,212.20    | 8,716,029.76    |

Statement Summary

| Opening Balance | Debit Count | Credit Count | Total Debit | Total Credit | Closing Balance |
|-----------------|-------------|--------------|-------------|--------------|-----------------|
| 7,623,647.56    | 0           | 3            | 0.00        | 1,092,382.20 | 8,716,029.76    |

End of the Statement



HDFC BANK LIMITED

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

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57500000818029  
ELDECO INFRABUILD LTD TRAN A/C ELDE  
201-212 SPLENDER FORUM

NEW DELHI  
DELHI  
110025

Bareilly  
Mohini Hospital,  
Priyadarshini Nagar,  
Bareilly.

Statement of Account For Period: 01-Mar-2023 to 31-Mar-2023

Account Number: 57500000818029  
Currency: INR

| Date        | Transaction Description     | Chq/Ref. No | Value Date  | Debit Amount | Credit Amount | Closing Balance |
|-------------|-----------------------------|-------------|-------------|--------------|---------------|-----------------|
| 22-Mar-2023 | EOD SWEEP<br>57500000816800 |             | 21-Mar-2023 |              | 350,000.00    | 9,066,029.76    |

Statement Summary

| Opening Balance | Debit Count | Credit Count | Total Debit | Total Credit | Closing Balance |
|-----------------|-------------|--------------|-------------|--------------|-----------------|
| 8,716,029.76    | 0           | 1            | 0.00        | 350,000.00   | 9,066,029.76    |

End of the Statement

*[Handwritten Signature]*  
Kumar Gaun V Aggarwal  
New Delhi  
Chartered Accountants  
501252  
15/4/2023  
UDIN: 23501252  
B6WTF2490

HDFC BANK LIMITED

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

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HDFC Bank 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.