

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 Completion of Construction Work of 177 No. of Plot(s) of the 1st Phase of the "Eldeco City" Project situated on the Khasra No. 476P, 477P, 501P, 502P, 503P, 506P, 507P, 509P, 512P, 513P, 898, 439P, 440. Plot not Demarcated by its boundary Latitude- 28°27'27.75"N ,Longitude -79°26'13.58"E to the North, Latitude- 28°27'01.34"N ,Longitude -79°26'11.80"E to the South, Latitude- 28°27'25.93"N ,Longitude -79°26'17.83"E to the East, Latitude- 28°27'15.34"N ,Longitude -79°26'01.01"E to the West of village-Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh, 243005 admeasuring 13.80 Acres area being developed by Eldeco Infrabuild Ltd. having RERA Registration No UPRERAPRJ712792 , Designated A/C No.57500000440956, 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 DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher	-			
	ii- In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	484.92	484.92	-	484.92
	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	484.92	484.92	-	484.92
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	-	-	-	-
	ii- In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	484.92	484.92	-	484.92
	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	484.92	484.92	-	484.92
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	-	-	-	-
	(c) Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	-	-	-	-
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land c) paid to the Competent Authority for acquisition of land	-	-	-	-
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	484.92	484.92	-	484.92
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	484.92	484.92	-	484.92
2	Project Clearance Fees				
	(a) Fees paid to RERA	94.90	69.80	-	69.80
	(b) Fees paid to Local Authority	-	-	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	-	-	-	-
	(d) Any other (specify)	-	-	-	-
	TOTAL OF FEES PAID	94.90	69.80	-	69.80
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);	6,170.38	6,114.39	55.99	6,170.38
	(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)	6,170.38	6,114.39	55.99	6,170.38

3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	6,170.38	6,114.39	55.99	6,170.38
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	6,170.38	6,114.39	55.99	6,170.38
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)"	731.34	731.34	-	731.34
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	6,901.72	6,845.73	55.99	6,901.72
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	7,481.54	7,400.46	55.99	7,456.45
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	7,481.54	7,400.46	55.99	7,456.45
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	100.00%			
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)	99.66%			
7	Total amount received from allottees till date since Inception of the Project	7948.08			
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	5563.66			
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)	5563.66			
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)	7481.55			
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)	152.06			
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))	5408.47			
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	3.13			
17	Actual Balance available in Separate A/c as on date	3.13			
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))	2225.14			
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)	2225.14			

This certificate is being issued on specific request of M/s Eldeco Infrabuild Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

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

* Total estimated cost has been revised /updated

OR

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

For Singhal Suraj & Co
Chartered Accountants

CA. Suraj Singhal
Proprietor
Membership No. 545310
Place: New Delhi
Date: 08.04.2026
UDIN: 265453100LBSRQ1409





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
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Information as on: 31-03-2026

Subject: Certificate of amount incurred on Completion of Construction Work of 177 No. of Plot(s) of the 1st Phase of the "Eldeco City" Project situated on the Khasra No. 476P, 477P, 501P, 502P, 503P, 506P, 507P, 509P, 512P, 513P, 898, 439P, 440. Plot no Demarcated by its boundarie Latitude- 28°27'27.75"N ,Longitude -79°26'13.58"E to the North, Latitude- 28°27'01.34"N ,Longitude -79°26'11.80"E to the South, Latitude- 28°27'25.93"N ,Longitude -79°26'17.83"E to the East, Latitude- 28°27'15.34"N ,Longitude -79°26'01.01"E to the West of village-Dohna Pritam Rai, Bilwa & Piperia (Ghanghora), Nainital Road, adjoining to Reliance Petrol Pump, Near Toll Plaza, Bareilly, U.P. Tehsil Bareilly Competent/ Development Bareilly Development Authority, Bareilly, Uttar Pradesh, 243005 admeasuring 13.80 Acres area being developed by Eldeco Infrabuild Ltd. having RERA Registration No UPRERAPRJ712792 , Designated A/C No.57500000440956, Bank Name:-HDFC BANK LTD

I/ We also certify that:

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

- (a) Rs. 484.92 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.
- (b) Rs. 6,114.39 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) No 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		-				
	Total	-				

This certificate is being issued on specific request of M/s Eldeco Infrabuild Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For Singhal Suraj & Co
Chartered Accountants

CA. Suraj Singhal
Proprietor
Membership No. 545310
Place: New Delhi
Date: 08.04.2026
UDIN: 26545310SXNUKZ4172



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

Mob. : 8826275200

E-mail : casrsinghal@gmail.com

57500000440956
ELDECO INFRABUILD LTD RERA
PROJECT ESCRO
ADDRESS
201-212 2ND FLOOR
SPLENDORFORUM, JASOLA
DISTRICT CENTRE, NEW DELHI,
110025, DELHI

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

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

Account Number: 57500000440956

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
07-Jan-2026 00:19:55	EOD SWEEP 57500000440765		06-Jan-2026		2,450,000.00	2,934,691.47
08-Jan-2026 17:15:38	Escrow Trf To '09232560000348		08-Jan-2026	2,930,000.00		4,691.47
12-Jan-2026 23:48:08	EOD SWEEP 57500000440765		12-Jan-2026		158,118.80	162,810.27
14-Jan-2026 23:47:10	EOD SWEEP 57500000440765		14-Jan-2026		20,650.00	183,460.27
17-Jan-2026 23:46:53	EOD SWEEP 57500000440765		17-Jan-2026		236,729.50	420,189.77
28-Jan-2026 23:46:26	EOD SWEEP 57500000440765		28-Jan-2026		151,051.60	571,241.37
30-Jan-2026 00:00:21	EOD SWEEP 57500000440765		29-Jan-2026		635,589.50	1,206,830.87
30-Jan-2026 15:46:13	Escrow Trf from '0923256000034 8		30-Jan-2026	1,200,000.00		6,830.87

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
484,691.47	2	6	4,130,000.00	3,652,139.40	6,830.87

End Of Statement



57500000440956
ELDECO INFRABUILD LTD RERA
PROJECT ESCRO
ADDRESS
201-212 2ND FLOOR
SPLENDORFORUM, JASOLA
DISTRICT CENTRE, NEW DELHI,
110025, DELHI

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

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

Account Number: 57500000440956

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
10-Feb-2026 23:46:48	EOD SWEEP 57500000440765		10-Feb-2026		125,932.10	132,762.97
12-Feb-2026 23:46:08	EOD SWEEP 57500000440765		12-Feb-2026		200,350.50	333,113.47
13-Feb-2026 23:50:52	EOD SWEEP 57500000440765		13-Feb-2026		127,144.50	460,257.97
21-Feb-2026 23:47:23	EOD SWEEP 57500000440765		21-Feb-2026		533,789.90	994,047.87
26-Feb-2026 17:04:34	Escrow Trf To 09232560000348		26-Feb-2026	990,000.00		4,047.87

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
6,830.87	1	4	990,000.00	987,217.00	4,047.87

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/26/2001

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

01-Apr-2026 12:12:38

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57500000440956 ELDECO INFRABUILD LTD RERA PROJECT ESCRO ADDRESS 201-212 2ND FLOOR SPLENDORFORUM, JASOLA DISTRICT CENTRE, NEW DELHI, 110025, DELHI	BRANCH ADDRESS MOHINI HOSPITAL, PRIYADARSHINI NGR, BAREILLY, BAREILLY, UTTAR PRADESH, 243122,
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Statement of Account For Period: 01-Mar-2026 to 31-Mar-2026

Account Number: 57500000440956

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
19-Mar-2026 23:45:55	EOD SWEEP 57500000440765		19-Mar-2026		308,561.40	312,609.27

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
4,047.87	0	1	0.00	308,561.40	312,609.27

End Of Statement



Date - 06/04/26
UDIN-26545310CSNAJV2893