

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2024		Dated :- 09.01.2025	
Certification work Assigned vide letter No.			
Subject: Certificate of amount incurred on Eldeco La Vida Bella [Project Name] for Construction of 5 Tower/Block/Building(s) situated on Khasra no./Plot No. GH-02C demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, 28°33'51.4"N 77°29'00.5"E to 28°33'46.8"N 77°29'00.0"E to the East to the West of Village/Sector 12, Greater Noida Development Authority, District Greater Noida, PIN 201307, admeasuring 14998 sq. meter area, being developed by Eldeco Real Estate Limited [Promoter] having RERA Registration No. UPRERAPRJ1362 dated 19/04/2024, Designated A/C No 57500001388935 Bank Name- 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	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (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; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (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); (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.	6,304.00	5,760.94
SUB TOTAL LAND COST (in Rs.)		6,304.00	5,760.94
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	400.00	398.16
SUB TOTAL FEES PAID (in Rs.)		400.00	398.16
3A	Cost of Development And construction (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); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	33,962.99	7,428.48
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		33,962.99	7,428.48
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)		
3D	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)	2,000.00	1,925.59
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	36,362.99	9,752.23
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	42,666.99	15,513.17



Singhal Suraj & Co

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	
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)%	36.36%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	17,352.37
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	12,146.66
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	15,513.17
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)	11,314.14
11	Balance available in Designated A/c #	204.63
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	4,199.03

This certificate is being issued on specific request of M/s Eldeco Real Estate 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.

This value include FD Interest (Net of TDS)

For Singhal Suraj & Co
Chartered Accountants

Suraj Singh
Suraj Singhal
Proprietor
Membership No. : 545310
Firm Reg. No. : 023177C
Place : New Delhi
Date : 09.01.2025
UDIN-25545310BMHWF5597





57500001388935
ELDECO REAL ESTATE LTD-SEP
A/C FOR ELDEC
ADDRESS
201 212 2ND FLOOR,
SPLENDORFORUM DISTRICT,
CENTRE JASOLASOUTH WEST
DELHI, NEW DELHI, 110025,
DELHI

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

Statement of Account For Period: 01-Oct-2024 to 31-Oct-2024

Account Number: 57500001388935

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Oct-2024 23:55:48	EOD SWEEP 57500001388922		01-Oct-2024		4,415,091.80	26,155,094.11
03-Oct-2024 23:47:32	EOD SWEEP 57500001388922		03-Oct-2024		772,800.00	26,927,894.11
04-Oct-2024 23:46:09	EOD SWEEP 57500001388922		04-Oct-2024		2,682,836.10	29,610,730.21
05-Oct-2024 23:47:25	EOD SWEEP 57500001388922		05-Oct-2024		2,595,657.40	32,206,387.61
06-Oct-2024 23:48:32	EOD SWEEP 57500001388922		06-Oct-2024		136,162.60	32,342,550.21
07-Oct-2024 23:46:42	EOD SWEEP 57500001388922		07-Oct-2024		2,416,763.30	34,759,313.51
08-Oct-2024 23:46:44	EOD SWEEP 57500001388922		08-Oct-2024		245,000.00	35,004,313.51
09-Oct-2024 23:45:55	EOD SWEEP 57500001388922		09-Oct-2024		875,000.00	35,879,313.51
10-Oct-2024 23:45:44	EOD SWEEP 57500001388922		10-Oct-2024		1,427,405.70	37,306,719.21
12-Oct-2024 00:17:08	EOD SWEEP 57500001388922		11-Oct-2024		4,216,391.20	41,523,110.41
13-Oct-2024 23:49:18	EOD SWEEP 57500001388922		13-Oct-2024		17,500.00	41,540,610.41
14-Oct-2024 23:45:39	EOD SWEEP 57500001388922		14-Oct-2024		1,942,125.50	43,482,735.91
15-Oct-2024 23:44:53	EOD SWEEP 57500001388922		15-Oct-2024		3,617,631.17	47,100,367.08
16-Oct-2024 23:44:51	EOD SWEEP 57500001388922		16-Oct-2024		2,089,167.50	49,189,534.58
16-Oct-2024 23:45:04	57500001388948 EOD SWEEP		16-Oct-2024	49,189,534.58		0.00
17-Oct-2024 23:45:38	EOD SWEEP 57500001388922		17-Oct-2024		2,394,520.80	2,394,520.80
17-Oct-2024 23:45:52	57500001388948 EOD SWEEP		17-Oct-2024	2,394,520.80		0.00
18-Oct-2024 23:44:57	EOD SWEEP 57500001388922		18-Oct-2024		4,882,566.50	4,882,566.50
18-Oct-2024 23:45:10	57500001388948 EOD SWEEP		18-Oct-2024	4,882,566.50		0.00
19-Oct-2024 23:47:47	EOD SWEEP 57500001388922		19-Oct-2024		5,789,708.40	5,789,708.40
19-Oct-2024 23:48:00	57500001388948 EOD SWEEP		19-Oct-2024	5,789,708.40		0.00
20-Oct-2024 23:48:01	EOD SWEEP 57500001388922		20-Oct-2024		457,800.00	457,800.00
20-Oct-2024 23:48:13	57500001388948 EOD SWEEP		20-Oct-2024	457,800.00		0.00
21-Oct-2024 23:46:55	EOD SWEEP 57500001388922		21-Oct-2024		2,691,896.90	2,691,896.90

HDFC BANK LIMITED

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

Contents of this statement will be considered correct if no error reported within 30 days of receipt of statement.

HDFC Service Ten Registration Number: M-IV/ST/BANK & Other Services/20/2001

Registered office: HDFC BANK HOUSE, SANSAD MARG, NEW DELHI-110001

06 Jan 2025 12:10:15

Page 1

UDIN-25545310BMHWEZ2710

Date: 04/01/2025

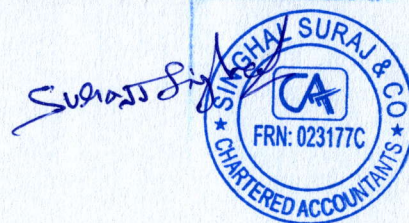


Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
21-Oct-2024 23:47:17	57500001388948 EOD SWEEP		21-Oct-2024	2,691,896.90		0.00
22-Oct-2024 23:46:38	EOD SWEEP 57500001388922		22-Oct-2024		2,342,606.70	2,342,606.70
22-Oct-2024 23:46:53	57500001388948 EOD SWEEP		22-Oct-2024	2,342,606.70		0.00
23-Oct-2024 23:46:33	EOD SWEEP 57500001388922		23-Oct-2024		1,333,352.30	1,333,352.30
23-Oct-2024 23:46:45	57500001388948 EOD SWEEP		23-Oct-2024	1,333,352.30		0.00
24-Oct-2024 23:45:48	EOD SWEEP 57500001388922		24-Oct-2024		1,616,264.30	1,616,264.30
24-Oct-2024 23:46:03	57500001388948 EOD SWEEP		24-Oct-2024	1,616,264.30		0.00
25-Oct-2024 23:44:59	EOD SWEEP 57500001388922		25-Oct-2024		6,008,684.50	6,008,684.50
25-Oct-2024 23:45:12	57500001388948 EOD SWEEP		25-Oct-2024	6,008,684.50		0.00
26-Oct-2024 23:44:59	EOD SWEEP 57500001388922		26-Oct-2024		117,602.10	117,602.10
26-Oct-2024 23:45:11	57500001388948 EOD SWEEP		26-Oct-2024	117,602.10		0.00
27-Oct-2024 23:48:31	EOD SWEEP 57500001388922		27-Oct-2024		455,000.00	455,000.00
27-Oct-2024 23:48:42	57500001388948 EOD SWEEP		27-Oct-2024	455,000.00		0.00
28-Oct-2024 23:46:31	EOD SWEEP 57500001388922		28-Oct-2024		2,195,773.30	2,195,773.30
28-Oct-2024 23:46:44	57500001388948 EOD SWEEP		28-Oct-2024	2,195,773.30		0.00
29-Oct-2024 23:47:09	EOD SWEEP 57500001388922		29-Oct-2024		1,364,867.00	1,364,867.00
29-Oct-2024 23:47:21	57500001388948 EOD SWEEP		29-Oct-2024	1,364,867.00		0.00
30-Oct-2024 23:49:45	EOD SWEEP 57500001388922		30-Oct-2024		1,329,269.20	1,329,269.20
30-Oct-2024 23:50:03	57500001388948 EOD SWEEP		30-Oct-2024	1,329,269.20		0.00
31-Oct-2024 23:53:08	EOD SWEEP 57500001388922		31-Oct-2024		532,336.70	532,336.70
31-Oct-2024 23:53:20	57500001388948 EOD SWEEP		31-Oct-2024	532,336.70		0.00

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
21,740,002.31	16	29	82,701,783.28	60,961,780.97	0.00

End Of Statement



HDFC BANK LIMITED

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

Contents of this statement will be considered correct if no error reported with in 30 days of receipt of statement

HDFC service Tax Registration Number : M-IV/ST/BANK & Other Services/20/2001

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

04-Jan-2025 10:43:45

Page 2



57500001388935
ELDECO REAL ESTATE LTD-SEP
A/C FOR ELDEC
ADDRESS
201 212 2ND FLOOR,
SPLENDORFORUM DISTRICT,
CENTRE JASOLASOUTH WEST
DELHI, NEW DELHI, 110025,
DELHI

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

Statement of Account For Period: 01-Nov-2024 to 30-Nov-2024

Account Number: 57500001388935

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
01-Nov-2024 23:52:28	EOD SWEEP 57500001388922		01-Nov-2024		1,393,935.20	1,393,935.20
01-Nov-2024 23:52:41	57500001388948 EOD SWEEP		01-Nov-2024	1,393,935.20		0.00
04-Nov-2024 23:45:35	EOD SWEEP 57500001388922		04-Nov-2024		2,583,180.60	2,583,180.60
04-Nov-2024 23:45:48	57500001388948 EOD SWEEP		04-Nov-2024	1,080,281.52		1,502,899.08
05-Nov-2024 23:46:47	EOD SWEEP 57500001388922		05-Nov-2024		2,233,180.60	3,736,079.68
07-Nov-2024 00:04:13	EOD SWEEP 57500001388922		06-Nov-2024		1,979,902.40	5,715,982.08
07-Nov-2024 23:47:21	EOD SWEEP 57500001388922		07-Nov-2024		1,008,000.00	6,723,982.08
08-Nov-2024 23:45:45	EOD SWEEP 57500001388922		08-Nov-2024		9,023,923.30	15,747,905.38
11-Nov-2024 23:48:01	EOD SWEEP 57500001388922		11-Nov-2024		2,093,338.10	17,841,243.48
12-Nov-2024 23:47:55	EOD SWEEP 57500001388922		12-Nov-2024		1,728,305.60	19,569,549.08
13-Nov-2024 23:46:35	EOD SWEEP 57500001388922		13-Nov-2024		2,958,647.30	22,528,196.38
15-Nov-2024 00:29:42	EOD SWEEP 57500001388922		14-Nov-2024		4,055,048.20	26,583,244.58
16-Nov-2024 23:45:43	EOD SWEEP 57500001388922		16-Nov-2024		350,000.00	26,933,244.58
18-Nov-2024 23:51:11	EOD SWEEP 57500001388922		18-Nov-2024		1,262,026.50	28,195,271.08
19-Nov-2024 23:46:03	EOD SWEEP 57500001388922		19-Nov-2024		1,747,606.70	29,942,877.78
21-Nov-2024 00:49:39	EOD SWEEP 57500001388922		20-Nov-2024		161,000.00	30,103,877.78
22-Nov-2024 23:47:11	EOD SWEEP 57500001388922		22-Nov-2024		553,000.00	30,656,877.78
23-Nov-2024 23:44:49	EOD SWEEP 57500001388922		23-Nov-2024		416,500.00	31,073,377.78
24-Nov-2024 23:48:11	EOD SWEEP 57500001388922		24-Nov-2024		486,500.00	31,559,877.78
25-Nov-2024 23:46:39	EOD SWEEP 57500001388922		25-Nov-2024		686,100.80	32,245,978.58
26-Nov-2024 23:46:43	EOD SWEEP 57500001388922		26-Nov-2024		2,927,083.60	35,173,062.18
27-Nov-2024 15:41:07	FD Booked - 50301073325362 : ELDECO REAL ESTATE LTD-SEP A/C FOR ELDEC	5330592024112742	27-Nov-2024	35,000,000.00		173,062.18
27-Nov-2024 23:45:54	EOD SWEEP 57500001388922		27-Nov-2024		1,407,000.00	1,580,062.18

HDFC BANK LIMITED

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

Contents of this statement will be considered correct if no error reported within 30 days of receipt of statement.

HDFC Service Tax Registration Number : M-IV/ST/BANK & Other Services/20/2001

For: Head of the Address: HDFC Bank House, Connaught Place, New Delhi, India. Phone: 011-2611 4000

06-Jan-2025 10:44:05

Page 1



Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
29-Nov-2024 00:45:29	EOD SWEEP 57500001388922		28-Nov-2024		1,645,000.00	3,225,062.18
29-Nov-2024 23:49:15	EOD SWEEP 57500001388922		29-Nov-2024		85,652.00	3,310,714.18
30-Nov-2024 23:54:15	EOD SWEEP 57500001388922		30-Nov-2024		1,159,906.30	4,470,620.48

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
0.00	3	23	37,474,216.72	41,944,837.20	4,470,620.48

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-TV/ST/BANK & Other Services/20/2001

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

04-Jan-2025 10:44:05

Page 2



57500001388935
ELDECO REAL ESTATE LTD-SEP
A/C FOR ELDEC
ADDRESS
201 212 2ND FLOOR,
SPLENDORFORUM DISTRICT,
CENTRE JASOLASOUTH WEST
DELHI, NEW DELHI, 110025,
DELHI

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

Statement of Account For Period: 01-Dec-2024 to 31-Dec-2024

Account Number: 57500001388935

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Dec-2024 23:47:29	EOD SWEEP 57500001388922		02-Dec-2024		805,000.00	5,275,620.48
03-Dec-2024 23:48:39	EOD SWEEP 57500001388922		03-Dec-2024		1,120,000.00	6,395,620.48
04-Dec-2024 23:47:45	EOD SWEEP 57500001388922		04-Dec-2024		2,285,698.10	8,681,318.58
05-Dec-2024 23:58:58	EOD SWEEP 57500001388922		05-Dec-2024		4,132,741.90	12,814,060.48
06-Dec-2024 23:47:29	EOD SWEEP 57500001388922		06-Dec-2024		1,616,129.90	14,430,190.38
09-Dec-2024 23:47:05	EOD SWEEP 57500001388922		09-Dec-2024		1,849,859.90	16,280,050.28
10-Dec-2024 23:48:43	EOD SWEEP 57500001388922		10-Dec-2024		70,000.00	16,350,050.28
11-Dec-2024 23:47:04	EOD SWEEP 57500001388922		11-Dec-2024		1,877,043.70	18,227,093.98
12-Dec-2024 23:48:15	EOD SWEEP 57500001388922		12-Dec-2024		1,470,000.00	19,697,093.98
13-Dec-2024 23:47:39	EOD SWEEP 57500001388922		13-Dec-2024		1,470,000.00	21,167,093.98
14-Dec-2024 23:44:51	EOD SWEEP 57500001388922		14-Dec-2024		0.70	21,167,094.68
15-Dec-2024 23:48:23	EOD SWEEP 57500001388922		15-Dec-2024		1,400,000.00	22,567,094.68
16-Dec-2024 23:46:25	EOD SWEEP 57500001388922		16-Dec-2024		2,970,512.30	25,537,606.98
17-Dec-2024 23:46:15	EOD SWEEP 57500001388922		17-Dec-2024		478,100.00	26,015,706.98
19-Dec-2024 00:12:59	EOD SWEEP 57500001388922		18-Dec-2024		1,487,791.20	27,503,498.18
19-Dec-2024 23:47:11	EOD SWEEP 57500001388922		19-Dec-2024		700,000.00	28,203,498.18
20-Dec-2024 14:33:20	FD Booked - 50301095571910 : ELDECO REAL ESTATE LTD-SEP A/C FOR ELDEC	4499602024122053	20-Dec-2024	28,000,000.00		203,498.18
20-Dec-2024 23:47:01	EOD SWEEP 57500001388922		20-Dec-2024		1,576,386.00	1,779,884.18
21-Dec-2024 23:46:01	EOD SWEEP 57500001388922		21-Dec-2024		420,000.00	2,199,884.18
22-Dec-2024 23:48:15	EOD SWEEP 57500001388922		22-Dec-2024		966,000.00	3,165,884.18
23-Dec-2024 23:47:10	EOD SWEEP 57500001388922		23-Dec-2024		3,174,904.60	6,340,788.78
24-Dec-2024 23:46:22	EOD SWEEP 57500001388922		24-Dec-2024		770,000.00	7,110,788.78
25-Dec-2024 23:44:54	EOD SWEEP 57500001388922		25-Dec-2024		350,000.00	7,460,788.78

HDFC BANK LIMITED

*This Balance includes all transactions till date and interest earned.

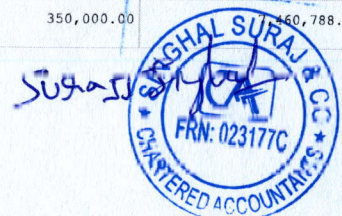
Contents of this statement will be considered correct if no error reported within 30 days of receipt of statement.

HDFC Bank Ltd Registration Number: 1911997/2000 a Public Ltd Co. Inc. 19/11/2000

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

01 Dec 2024 10:44:40

Page 1

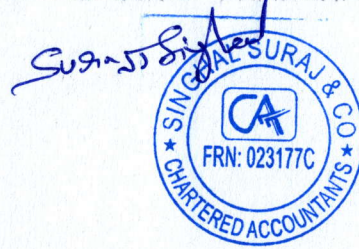


Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
26-Dec-2024 23:48:11	EOD SWEEP 57500001388922		26-Dec-2024		2,082,280.55	9,543,069.33
27-Dec-2024 23:46:42	EOD SWEEP 57500001388922		27-Dec-2024		1,080,819.60	10,623,888.93
30-Dec-2024 23:47:13	EOD SWEEP 57500001388922		30-Dec-2024		2,909,905.60	13,533,794.53
31-Dec-2024 23:55:04	EOD SWEEP 57500001388922		31-Dec-2024		6,929,038.90	20,462,833.43

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
4,470,620.48	1	26	28,000,000.00	43,992,212.95	20,462,833.43

End Of Statement



HDFC BANK LIMITED

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

Contents of this statement will be considered correct if no error reported with in 30 days of receipt of statement

HDFC service Tax Registration Number : M-IV/ST/BANK & Other Services/20/2001

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

04-Jan-2025 10:44:40

Page 2