

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30.06.2024

Certification work Assigned vide letter No.-----

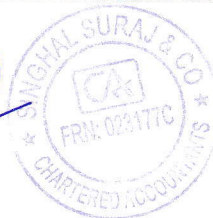
Dated :-

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, Gretaer Noida Development Authority, District Freetier Noida, PIN 201301, admeasuring 14998 sq. meter area, being developed by Eldeco Real Estate Limited [Promoter] having RERA Registration No. UPRERAPRJ136219/04/2024, Designated A/C No 57500001388922 Bank Name- HDFC Bank LTD.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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	5,649.07
	SUB TOTAL LAND COST (in Rs.)	6,304.00	5,649.07

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	62.34
	SUB TOTAL FEES PAID (in Rs.)	400.00	62.34
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	1,857.01
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	33,962.99	1,857.01
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	42,666.99	7,568.42

Suraj Singh



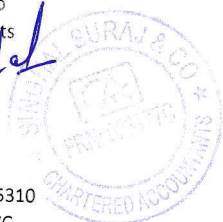
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	0.18
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	5,224.23
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3,656.96
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project)	7,568.42
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)	3,651.75
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	3,916.67

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.

For Singhal Suraj & Co
Chartered Accountants

Suraj Singh

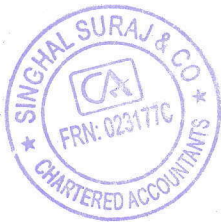
Suraj Singh
Proprietor
Membership No. : 545310
Firm Reg. No.: 023177C
Place: New Delhi
Date:10-07-24
UDIN: 24545310BKCYS5085





Account No 57500001388935 From Date 01/04/2024 To Date 30/04/2024
10014- No transactions available for the selected criteria

Singh



UDI N-24545310BKCYST 051



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-May-2024 to 31-May-2024

Account Number: 57500001388935

Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
10-May-2024 01:09:22	EOD SWEEP 57500001388922		09-May-2024		185,188,763.90	185,188,763.90
11-May-2024 00:50:43	EOD SWEEP 57500001388922		10-May-2024		13,678,326.90	198,867,090.80
12-May-2024 00:35:43	EOD SWEEP 57500001388922		11-May-2024		2,918,232.80	201,785,323.60
13-May-2024 00:34:45	EOD SWEEP 57500001388922		12-May-2024		2,079,633.50	203,864,957.10
14-May-2024 00:45:02	EOD SWEEP 57500001388922		13-May-2024		10,893,992.90	214,758,950.00
15-May-2024 00:33:26	EOD SWEEP 57500001388922		14-May-2024		7,593,151.30	222,352,101.30
16-May-2024 00:31:14	EOD SWEEP 57500001388922		15-May-2024		5,474,632.10	227,826,733.40
17-May-2024 00:37:27	EOD SWEEP 57500001388922		16-May-2024		16,290,935.71	244,117,669.11
18-May-2024 00:34:32	EOD SWEEP 57500001388922		17-May-2024		2,325,805.30	246,443,474.41
18-May-2024 23:09:20	EOD SWEEP 57500001388922		18-May-2024		9,184,645.40	255,628,119.81
20-May-2024 00:46:31	EOD SWEEP 57500001388922		19-May-2024		969,658.90	256,597,778.71
21-May-2024 00:44:30	EOD SWEEP 57500001388922		20-May-2024		2,046,657.62	258,644,436.33
22-May-2024 00:51:16	EOD SWEEP 57500001388922		21-May-2024		3,334,089.50	261,978,525.83
23-May-2024 00:46:19	EOD SWEEP 57500001388922		22-May-2024		297,500.00	262,276,025.83
24-May-2024 00:41:58	EOD SWEEP 57500001388922		23-May-2024		1,143,961.00	263,419,986.83
25-May-2024 01:06:26	EOD SWEEP 57500001388922		24-May-2024		1,714,178.20	265,134,165.03
26-May-2024 00:21:53	EOD SWEEP 57500001388922		25-May-2024		315,000.00	265,449,165.03
27-May-2024 00:30:10	EOD SWEEP 57500001388922		26-May-2024		1,191,850.10	266,641,015.13
28-May-2024 00:28:50	EOD SWEEP 57500001388922		27-May-2024		6,055,700.70	272,696,715.83
29-May-2024 00:35:37	EOD SWEEP 57500001388922		28-May-2024		3,097,826.90	275,794,542.73
30-May-2024 00:18:58	EOD SWEEP 57500001388922		29-May-2024		11,296,030.90	287,090,573.63
31-May-2024 00:31:42	EOD SWEEP 57500001388922		30-May-2024		1,052,033.50	288,142,607.13
01-Jun-2024 00:56:32	EOD SWEEP 57500001388922		31-May-2024		3,188,987.20	291,331,594.33

Statement Summary

HDFC BANK LIMITED

Closing balance includes funds earmarked for fixed and unsecured loans.

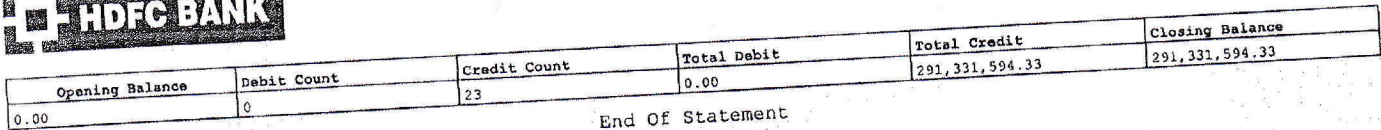
Contents of this statement will be considered correct if no error reported within 30 days of receipt of statement.

HDFC BANKING CAN BE REGISTERED UNDER THE INVESTMENT AND SECURITY ACT, 2002.

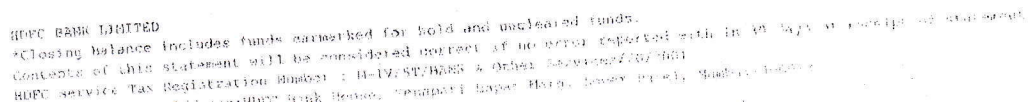
Registered office Address: HDFC BANK HOUSE, Senapati Bapat Marg, Lower Park, Mumbai - 400031.

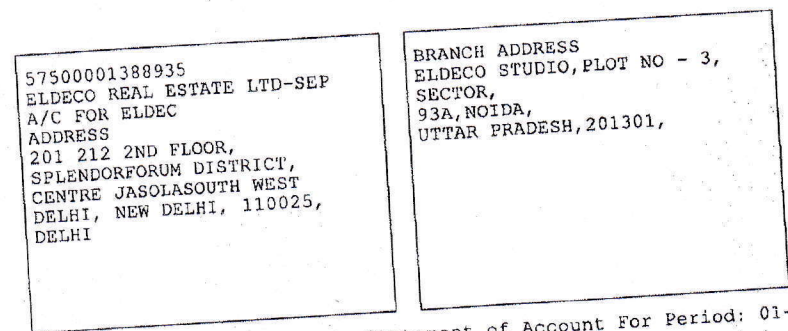
Singh Suraj & Co.





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Account Number: 57500001388935
Currency: INR

Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
02-Jun-2024 00:29:06	EOD SWEEP 57500001388922		01-Jun-2024		4,157,607.30	295,489,201.63
03-Jun-2024 00:27:58	EOD SWEEP 57500001388922		02-Jun-2024		1,262,956.80	296,752,158.43
04-Jun-2024 00:31:25	EOD SWEEP 57500001388922		03-Jun-2024		3,137,960.00	299,890,118.43
04-Jun-2024 13:04:26	Escrow Trf to 57500001388948	505032	04-Jun-2024	299,800,000.00		90,118.43
05-Jun-2024 00:29:15	EOD SWEEP 57500001388922		04-Jun-2024		4,694,108.30	4,784,226.73
06-Jun-2024 00:31:40	EOD SWEEP 57500001388922		05-Jun-2024		6,944,491.40	11,728,718.13
07-Jun-2024 00:25:59	EOD SWEEP 57500001388922		06-Jun-2024		2,115,922.90	13,844,641.03
08-Jun-2024 00:24:17	EOD SWEEP 57500001388922		07-Jun-2024		2,524,650.10	16,369,291.13
08-Jun-2024 23:17:46	EOD SWEEP 57500001388922		08-Jun-2024		1,235,672.20	17,604,963.33
10-Jun-2024 00:28:19	EOD SWEEP 57500001388922		09-Jun-2024		560,000.70	18,164,964.03
11-Jun-2024 00:42:15	EOD SWEEP 57500001388922		10-Jun-2024		2,003,715.00	20,168,679.03
12-Jun-2024 00:12:32	EOD SWEEP 57500001388922		11-Jun-2024		5,485,061.40	25,653,740.43
13-Jun-2024 00:23:27	EOD SWEEP 57500001388922		12-Jun-2024		2,904,455.40	28,558,195.83
14-Jun-2024 00:18:59	EOD SWEEP 57500001388922		13-Jun-2024		2,278,497.20	30,836,693.03
15-Jun-2024 00:18:20	EOD SWEEP 57500001388922		14-Jun-2024		1,878,626.40	32,715,319.43
15-Jun-2024 22:22:02	EOD SWEEP 57500001388922		15-Jun-2024		1,878,626.40	39,560,158.83
18-Jun-2024 00:19:08	EOD SWEEP 57500001388922		17-Jun-2024		6,844,839.40	41,237,341.33
19-Jun-2024 00:17:47	EOD SWEEP 57500001388922		18-Jun-2024		1,677,182.50	42,778,675.53
20-Jun-2024 00:25:10	EOD SWEEP 57500001388922		19-Jun-2024		1,541,334.20	44,976,682.53
21-Jun-2024 00:28:50	EOD SWEEP 57500001388922		20-Jun-2024		2,198,007.00	46,673,964.83
22-Jun-2024 00:25:27	EOD SWEEP 57500001388922		21-Jun-2024		1,697,282.30	50,043,631.13
23-Jun-2024 00:20:03	EOD SWEEP 57500001388922		22-Jun-2024		3,369,666.30	50,260,789.33
24-Jun-2024 00:24:40	EOD SWEEP 57500001388922		23-Jun-2024		217,158.20	50,494,678.23
25-Jun-2024 00:23:20	EOD SWEEP 57500001388922		24-Jun-2024		233,888.90	51,829,738.53
					1,335,060.30	

HEPC BANK LIMITED

HDFC BANK LIMITED
 "Closing Balance" including funds earmarked for build and maintenance work.
 Continues on this statement will be considered correct as no items reported with in 30 days.
 HDFC Bank Tax Identification Number: M-77827698 & Branch Address: 778/66M
 HDFC Bank Ltd., Secunderabad Branch, Hyderabad Nagar, Lower Floor, Secunderabad



Transaction Date	Transaction Description	Reference No.	Value Date	Debit Amount	Credit Amount	Closing Balance
26-Jun-2024 01:11:55	EOD SWEEP 57500001388922		25-Jun-2024		1,465,585.80	53,295,324.33
26-Jun-2024 01:12:17	EOD SWEEP 57500001388948		25-Jun-2024	53,295,324.33		0.00
27-Jun-2024 00:22:13	EOD SWEEP 57500001388922		26-Jun-2024		6,576,937.50	6,576,937.50
27-Jun-2024 00:22:37	EOD SWEEP 57500001388948		26-Jun-2024	6,576,937.50		0.00
28-Jun-2024 01:56:28	EOD SWEEP 57500001388922		27-Jun-2024		1,802,657.50	1,802,657.50
28-Jun-2024 01:56:52	EOD SWEEP 57500001388948		27-Jun-2024	1,802,657.50		0.00
29-Jun-2024 00:23:28	EOD SWEEP 57500001388922		28-Jun-2024		1,913,193.80	1,913,193.80
29-Jun-2024 00:23:46	EOD SWEEP 57500001388948		28-Jun-2024	1,913,193.80		0.00
30-Jun-2024 00:16:10	EOD SWEEP 57500001388922		29-Jun-2024		1,717,024.40	1,717,024.40
30-Jun-2024 00:16:57	EOD SWEEP 57500001388948		29-Jun-2024	1,717,024.40		0.00
30-Jun-2024 20:56:36	EOD SWEEP 57500001388922		30-Jun-2024		70,000.00	70,000.00
30-Jun-2024 20:56:57	EOD SWEEP 57500001388948		30-Jun-2024	70,000.00		0.00

Statement Summary

Opening Balance	Debit Count	Credit Count	Total Debit	Total Credit	Closing Balance
291,331,594.33	7	29	365,175,137.53	73,843,543.20	0.00

End Of Statement

Suraj Singh

