

# ELDECO REAL ESTATE LIMITED

Date: 04.03.2024

To,  
The Secretary,  
Uttar Pradesh Real Estate Development Authority,  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow, Uttar Pradesh – 226007

**Ref:** Letter bearing no. 2665/उ.प्र.रेरा/ तक.सेल/2023-24 dated 28.02.2024 (herein "**Letter**")

**Subject: Submission for the registration of real estate project named "Eldeco La Vida Bela" (ID965918) at situated on land measuring 14998 sqm at GH-02, Sector-12, Greater Noida, Uttar Pradesh (herein "Project")**

Respected Sir,

This is in reference to the meeting held on 29.02.2024, wherein the Hon'ble Authority have directed us to upload the supporting/ relevant documents to the clarification/queries as referred in the Letter within the 7-day timeframe from the date of the meeting.

Kindly note that as directed by the Hon'ble Authority, we have uploaded the relevant information/documents clarifying the concern raised in referred Letter. Furthermore, we were also advised to separately submit the same, accordingly please find below a detailed response to the observations, along with the supporting documents.

1. **Registration Certificate and CIN No.:** The Registration Certificate and the Corporate Identification Number (CIN) i.e. **U45400DL2007PLC163848** belonging to Eldeco Real Estate Limited ("Promoter") have been furnished. Please find attached the requisite document/ photograph for your kind perusal.
2. **Discrepancy in the Sanctioned Letter dated 17.01.2024:** Greater Noida Industrial Development Authority ("**GNIDA**") invited bids, allowing parties to form a consortium for the purpose of bidding. Savana Builders Company Limited and Eldeco Infrastructure & Properties Limited formed a consortium and become the successful bidders. In accordance with the terms of GNIDA bidding scheme in case of consortium, they established the SPC named "Eldeco Real Estate Limited" in whose favour subsequently the Lease Deed was executed by GNIDA.

Later on, GNIDA through its letter dated 17.01.2024 approved the building plan addressing the Consortium Members i.e. Savana Builders Company Limited and Eldeco Infrastructure & Properties Limited. It is noteworthy to mention that GNIDA vide its letter dated 07.02.2024 addressed to the Hon'ble Authority clarified the building plan is sanctioned in favour of Eldeco Real Estate Limited (SPC of Savana Builders Company Limited and Eldeco Infrastructure & Properties Limited). Furthermore, GNIDA vide letter dated 28.02.2024 addressed to Eldeco Real Estate Limited, have explicitly stated

# ELDECO REAL ESTATE LIMITED

that the sanction letter dated 17.01.24 addressed to M/s Savana Builders Company Ltd. & M/s Eldeco Infrastructure & properties Limited, should be read as issued to Eldeco Real Estate Limited. Both the aforementioned letters dated 07.02.2024 and 28.02.2024 are duly upload and have been enclosed herewith.

3. **Bank Details and Branch Instructions:** The requisite standing instructions to the branch, branch email ID and Bank receiving letter have been duly uploaded in the project bank details. Enclosed, please find the relevant documentation for your perusal.
4. **Modified CA Certificate:** We have duly uploaded the modified Chartered Accountant (CA) certificate as required. Attached herewith is a copy of the same for your review.

In view of foregoing, we respectfully and earnestly request the esteemed authority to grant registration for the "Eldeco La Vida Bella" project.

Thank you for your attention to this matter.

Your Sincerely

**For ELDECO REAL ESTATE LIMITED**  
**For Eldeco Real Estate Limited**

  
**Authorised Signatory**

**Authorised Signatory**



प्रारूप 1  
पंजीकरण प्रमाण-पत्र

कार्पोरेट पहचान संख्या : U45400DL2007PLC163848

2007 - 2008

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

Adhikari Infrastructure and Builders Limited

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी लिमिटेड है।

यह निगमन-पत्र आज दिनांक तेईस मई दो हजार सात को मेरे हस्ताक्षर से दिल्ली में जारी किया जाता है।

Form 1  
Certificate of Incorporation

Corporate Identity Number : U45400DL2007PLC163848

2007 - 2008

I hereby certify that Adhikari Infrastructure and Builders Limited is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Delhi this Twenty Third day of May Two Thousand Seven.



(MAHESH CHANDRA SAXENA)

2137/07, कम्पनी रजिस्ट्रार / Registrar of Companies  
राष्ट्रीय राजधानी क्षेत्र दिल्ली एवं हरियाणा  
National Capital Territory of Delhi and Haryana

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राधार का पता :

Mailing Address as per record available in Registrar of Companies office:

Adhikari Infrastructure and Builders Limited  
SF-7, Bhikaji Cama Bhawan., Bhikaji Cama Place.,  
New Delhi - 110066,  
Delhi, INDIA

For Adhikari Infrastructure And Builders Ltd.

*Luci*



सत्यमेव जयते  
GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN):



Registrar of Companies

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Mailing Address as per record available in Registrar of Companies office:





सत्यमेव जयते

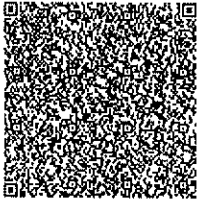
## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

₹100

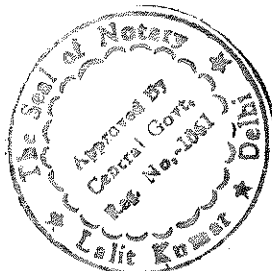
e-Stamp

|                           |                                        |
|---------------------------|----------------------------------------|
| Certificate No.           | : IN-DL53211190350863W                 |
| Certificate Issued Date   | : 04-Mar-2024 11:59 AM                 |
| Account Reference         | : IMPACC (IV)/dl1027503/ DELHI/ DL-DLH |
| Unique Doc. Reference     | : SUBIN-DL102750367168966548763W       |
| Purchased by              | : Eldeco Real Estate Limited           |
| Description of Document   | : Article 4 Affidavit                  |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0<br>(Zero)                          |
| First Party               | : Eldeco Real Estate Limited           |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : Eldeco Real Estate Limited           |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)            |



Please write or type below this line IN-DL53211190350863W

This affidavit is the integral part of Affidavit cum undertaking dated 04.03.2024.



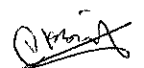
#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

## **AFFIDAVIT CUM UNDERTAKING**

I, Vimal Kumar Behl, Director of Eldeco Real Estate Limited having its Registered Office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi – 110025, is developing the proposed residential project 'Eldeco La Vida Bella' on land admeasuring 14998 sqm, ( herein "**Project Land**") situated at GH-02C, Sector-12, Greater Noida, Uttar Pradesh, do hereby state and confirm as under:-

1. That the Greater Noida Industrial Development Authority ("**GNIDA**") has invited bids under Scheme for builder plots at Greater Noida (Scheme Code: 2022), allowing parties to submit bid through consortium also.
2. That Savana Builders Company Limited and Eldeco Infrastructure & Properties Limited (herein "**Consortium Members**") formed the Consortium and submitted its bid for Project Land before GNIDA, subsequently, Consortium Members become the successful bidders.
3. That in accordance with the terms of scheme of GNIDA, Consortium Members post allotment of Project Land formed a Special Purpose Company named "**Eldeco Real Estate Limited**" and accordingly the Lease Deed dated 26.07.2023 was executed in favor of Eldeco Real Estate Limited, which lateron applied for approval of sanctioned plans.
4. That GNIDA through its letter dated 17.01.2024, sanctioned approval in favor of the Consortium Members. It is noteworthy that while the sanction letter is formally addressed to the Consortium Members, its essence extends to Eldeco Real Estate Limited itself and clarification to this effect has been duly provided by the GNIDA vide its letter dated 07.02.2024 addressed to the Hon'ble Authority. A copy of Letter dated 07.02.2024 is annexed herewith as **Annexure-A**.
5. That GNIDA vide letter dated 28.02.2024 addressed to Eldeco Real Estate Limited, have explicitly stated that the sanction letter dated 17.01.2024 addressed to Consortium Members i.e. M/s Savana Builders Company Ltd. & M/s Eldeco Infrastructure, should be read being issued in favor of Eldeco Real Estate Limited. A copy of letter dated 28.02.2024 is annexed herewith as **Annexure-B**.

  
**Deponent**

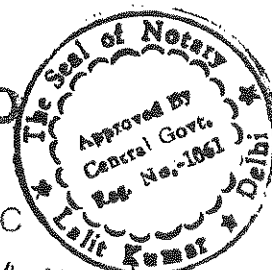
### **Verification**

The content of my above Undertaking are true and correct as per the records and nothing material has been concealed by me therefrom.

Verified by me on this day of 04<sup>th</sup> March, 2024

**ATTESTED**

NOTARY PUBLIC



04 MAR 2024

  
**Deponent**

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण  
प्लॉट नं० 01, सैक्टर नॉलेज पार्क-4,  
ग्रेटर नोएडा

पत्रांक : ग्रेनो/बिल्डर्स/2024/784  
दिनांक : 07 फरवरी, 2024

सेवामें,

सचिव,  
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,  
एच-169, चितवन एस्टेट, सैक्टर गामा-11,  
ग्रेटर नोएडा

महोदय,

कृपया अपने ई-मेल पत्र संख्या 2301241/यू०पी०-रेरा/का०आ०/2021-22 दिनांक 23.01.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके अंतर्गत आवेदन आईडी संख्या ID965918 के अंतर्गत Eldeco La Vida Bella के पंजीयन के सम्बन्ध में परियोजना की पुष्टि किये जाने का अनुरोध किया है।

उपरोक्त सम्बन्ध में अवगत कराना है कि बिल्डर्स भूखण्डों की योजना बीआरएस-01/2022 के अंतर्गत बिल्डर्स भूखण्ड संख्या जीएच-02सी, सैक्टर 12, क्षेत्रफल 14998 वर्गमीटर का आवंटन दिनांक 17.02.2023 को Consortium of Savana Builders Company Ltd. & M/s Eldeco Infrastructure & Properties Ltd. के पक्ष में हुआ है। इसके उपरान्त कंसोरशियम के अनुरोध पत्र दिनांक 05.06.2023 के क्रम में सक्षम स्तर से अनुमोदन उपरान्त उक्त भूखण्ड की लीजडीड कंसोरशियम मैम्बर द्वारा गठित एस.पी.सी. कम्पनी M/s Eldeco Real Estate Ltd. (SPC of M/s Savana Builders Company Ltd. & M/s Eldeco Infrastructure & Properties Ltd.) के पक्ष में दिनांक 26.06.2023 को निष्पादित हुई है। इसके अतिरिक्त प्राधिकरण के नियोजन विभाग के संलग्न पत्र संख्या PLG/BP SM-22-Aug-2023 dated 17.01.2024 के अनुसार उक्त भूखण्ड M/s Eldeco Real Estate Ltd. (SPC of M/s Savana Builders Company Ltd. & M/s Eldeco Infrastructure & Properties Ltd.) के पक्ष में नक्शा स्वीकृत हुआ है।

भवदीया

संलग्नक : उपरोक्तानुसार

प्रबन्धक (बिल्डर्स)

प्रतिलिपि:-

1. M/s Eldeco Real Estate Ltd., 201-202, IInd floor, Splendor. Jasola Distt. Centre, New Delhi - 110025

प्रबन्धक (बिल्डर्स)

# ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या-01 सैक्टर-नॉलेजपार्क-4, ग्रेटर नौएडा सिटी  
जिला - गौतमबुद्धनगर, उत्तर प्रदेश

पत्रांक: नियो0/2024/.....1099  
दिनांक: 28/02/2024

सेवा में,

M/s Eldeco Real Estate Ltd  
201-212, Inf Floor, Splendour Fourm  
Jasola Distt. Centre, Jasola  
New Delhi-110025

महोदय,

कृपया अपने पत्र दिनांक 08.02.2024 का संदर्भ ग्रहण करना चाहें जिसमें आपके द्वारा भूखण्ड संख्या-जी.एच.-2सी, सेक्टर-12, ग्रेटर नौएडा पर नियोजन विभाग द्वारा दिनांक 17.01.2024 को संस्था को सेंक्शन पत्र के साथ मानचित्र स्वीकृत किया गया था जिसमें संस्था का नाम M/s Savana Builders Company Ltd & M/s Eldeco Inf के नाम का उल्लेख किया गया है। संस्था द्वारा लीज डीड दिनांक 26.06.2023 को M/s Eldeco Real Estate Ltd (SPC of M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd) के नाम से निष्पादित कराई गयी है।

उपरोक्त के कम में अवगत कराना है कि सेंक्शन पत्र में M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd के नाम से जारी हो गया है जबकि दस्तावेजों में M/s Eldeco Real Estate Ltd (SPC of M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd) के नाम से दर्शाया गया है।

उपरोक्त के कम में सेंक्शन पत्र को M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd को M/s Eldeco Real Estate Ltd (SPC of M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd) के नाम से पढा जाये।

कृपया अवगत होना चाहें।

*Devi*  
28/2/2024  
महाप्रबन्धक (नियोजन)

# ELDECO REAL ESTATE LIMITED

2<sup>nd</sup> February, 2024

To,  
The Branch Manager,  
HDFC Bank Ltd.  
Mumbai.

**Subject : Setting Up Standing Instructions for RERA Accounts-Eldeco La Vida Bella**

Dear Sir/Ma'am,

Request you to kindly setup a Standing instruction in our Escrow/Current Accounts as per the instruction mentioned below:

| SI No. | Particulars                                                                                                            | Account Number/Barcode |
|--------|------------------------------------------------------------------------------------------------------------------------|------------------------|
| 1      | Debit Account number Master RERA-100% Collection Account-ELDECO REAL ESTATE LTD- COLL A/C FOR ELDECO LA VIDA BELLA-ESC | 57500001388922         |
| 2      | Credit Account Number 70% RERA Retention/Separate Account-ELDECO REAL ESTATE LTD- SEP A/C FOR ELDECO LA VIDA BELLA-ESC | 57500001388935         |
| 3      | Credit Account Number 30% Transaction Account- ELDECO REAL ESTATE LTD- TRAN A/C FOR ELDECO LA VIDA BELLA-ESC           | 57500001388948         |

4. Transfer of Funds: % transfer

Transfer 70% of funds available from Account '1' to Account '2'

Transfer 30% of funds available from Account '1' to Account '3'

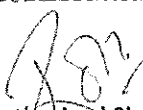
5. Nature of Transaction: EOD-End of Day

6. Frequency of transaction: Daily

7. In case of Holiday, please transfer the funds: Next -SI would be run on the Next Working day.

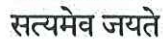
Thanking you,

For Eldeco Real Estate Ltd.

  
Authorised Signatory



*Recd.*  
*In process*  
*For Eldeco*

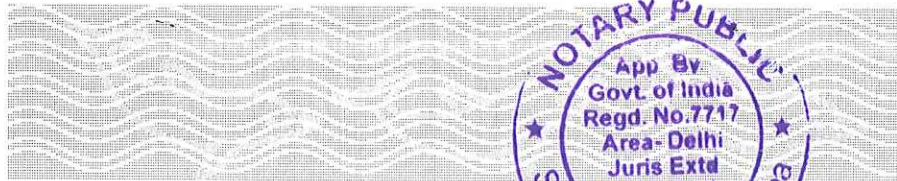


**Government of National Capital Territory of Delhi**

410

## e-Stamp

|                           |                                       |
|---------------------------|---------------------------------------|
| Certificate No.           | IN-DL29851414459682W                  |
| Certificate Issued Date   | 19-Jan-2024 11:31 AM                  |
| Account Reference         | IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH |
| Unique Doc. Reference     | SUBIN-DLDL102750321918287245691W      |
| Purchased by              | ELDECO REAL ESTATE LIMITED            |
| Description of Document   | Article 4 Affidavit                   |
| Property Description      | Not Applicable                        |
| Consideration Price (Rs.) | 0<br>(Zero)                           |
| First Party               | ELDECO REAL ESTATE LIMITED            |
| Second Party              | Not Applicable                        |
| Stamp Duty Paid By        | ELDECO REAL ESTATE LIMITED            |
| Stamp Duty Amount(Rs.)    | 10<br>(Ten only)                      |



Please write or type below this line

FORM-RA1



Int

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at '[www.shcilestamp.com](http://www.shcilestamp.com)' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

To,

Uttar Pradesh Real Estate Regulatory Authority,  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow, Uttar Pradesh – 226007

**Sub : Affidavit/Declaration for Bank Accounts for the Project “Eldeco La Vida Bella”**

I, Parag Gupta, Director of Eldeco Real Estate Limited, having its registered office at 201-212, Splendor Forum, IInd Floor, Jasola District Centre, New Delhi-110025, which is developing a project “Eldeco La Vida Bella” (Project) hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project “Eldeco La Vida Bella”.

I also undertake that any secured/unsecured project finance, if any, availed for the project will be deposited in the separate account only.

|                 | Collection Account                                            | Separate Account                                             | Transaction Account                                           |
|-----------------|---------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------|
| Name on Account | ELDECO REAL ESTATE LTD- COLL A/C FOR ELDECO LA VIDA BELLA-ESC | ELDECO REAL ESTATE LTD- SEP A/C FOR ELDECO LA VIDA BELLA-ESC | ELDECO REAL ESTATE LTD- TRAN A/C FOR ELDECO LA VIDA BELLA-ESC |
| Account Number  | 57500001388922                                                | 57500001388935                                               | 57500001388948                                                |
| Bank Name       | HDFC BANK                                                     | HDFC BANK                                                    | HDFC BANK                                                     |
| Branch Name     | Eldeco Studio Apartment, Noida                                | Eldeco Studio Apartment, Noida                               | Eldeco Studio Apartment, Noida                                |
| Branch Address  | Plot No 3, Eldeco Studio Apartment Sector 93A Noida – 201301  | Plot No 3, Eldeco Studio Apartment Sector 93A Noida – 201301 | Plot No 3, Eldeco Studio Apartment Sector 93A Noida – 201301  |
| IFSC Code       | HDFC0002830                                                   | HDFC0002830                                                  | HDFC0002830                                                   |

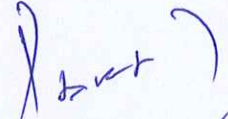


  
Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Delhi on this 1<sup>st</sup> day of February, 2024

  
Deponent



**ATTESTED**  
Notary Public  
(INDIA)

01 FEB 2024



We understand your world

**HDFC Bank Limited**  
Unit No 501 & 502,  
5th Floor, Tower B,  
Peninsula Business Park,  
Lower Parel, Mumbai,  
Maharashtra - 400 013.

**Form – RA-7**

**Confirmation of Standing Advice for Auto-Transfer Between RERA  
Project Accounts**

To,

**The Secretary**

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan Kala Kankar House, Old Hyderabad,

Lucknow- 226007

**Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from Collection Account to Separate Account and Transaction Account of the Project and opening of the accounts accordingly.**

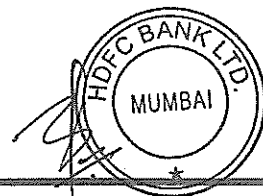
Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three bank accounts have been opened by M/s Eldeco Real Estate Limited for the project Eldeco La Vida Bella in our bank branch with following details:

- Address of the branch: Plot No 3, Eldeco Studio Apartment Sector 93A Noida - 201301
- IFS code: HDFC0002830
- Phone number with STD code: 022-33958607
- E-mail of the branch: Farahnaaz.Khan@hdfcbank.com

We hereby also confirm the receipt of following standing advice given by the promoter with respect to three banks accounts

- The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.



**[www.hdfcbank.com](http://www.hdfcbank.com)**



- The nomenclature of the three bank accounts is as follows:

| Account Type        | A/c Number     | Name of Account                                                      |
|---------------------|----------------|----------------------------------------------------------------------|
| Collection Account  | 57500001388922 | ELDECO REAL ESTATE LTD- COLL<br>A/C FOR ELDECO LA VIDA BELLA-<br>ESC |
| Separate Account    | 57500001388935 | ELDECO REAL ESTATE LTD- SEP<br>A/C FOR ELDECO LA VIDA BELLA-<br>ESC  |
| Transaction Account | 57500001388948 | ELDECO REAL ESTATE LTD- TRAN<br>A/C FOR ELDECO LA VIDA BELLA-<br>ESC |

- The standing advice for end-of-end auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
- Cheque book, debit card and /or net banking facility, issuance of demand draft, bank guarantee etc shall not be provided for the Collection Account and Separate Account.
- Withdrawal / transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer, and Chartered Account certificates given by the promoter

This is to confirm that the accounts as opened by the promoter M/s Eldeco Real Estate Limited for the project Eldeco La Vida Bella shall be operated as per above standing advice given by the promoter.

  
P.P.

Yours faithfully,  
For, HDFC Bank Ltd  
Emp Name - Farahnaaz Khan  
Emp Code - F0215





We understand your world

M/s. Eldeco Real Estate Ltd-sep A/c For Eldec  
 201 212 2nd Floor  
 Splendor Forum District  
 Centre Jasola South West Delhi  
 New Delhi  
 Delhi  
 India  
 110025  
 JOINT HOLDERS: Not Applicable  
 Not Applicable

Nomination : Not Registered  
 Statement From : 01/02/24 TO : 29/02/24

Account Branch : Sector 93a - Noida  
 Address : Hdfc Bank Ltd  
 Eldeco Studio,  
 Plot No - 3, Sector 93a,  
 City : Noida 201301  
 State : Uttar Pradesh  
 Phone No. : 18002026161  
 RTGS/NEFT IFSC : HDFC0002830 MICR :110240310  
 Email : MOHANRAWAT@ELDECOPROPERTIES.COM  
 Limit : 0.00 Currency : INR  
 Cust ID : 266920382 Pr.Code : 76 Br.Code:2830  
 Account number : 57500001388935 OTHER  
 A/C Open Date : 06/12/2023 Expected AMB : 0.00  
 Account Status : Account Open - No Debit

## STATEMENT SUMMARY :-

|                 | Dr Count | Cr Count | Debits | Credits | Closing Balance |
|-----------------|----------|----------|--------|---------|-----------------|
| Opening Balance | 0        | 0        | 0.00   | 0.00    | 0.00            |

\*\*END OF STATEMENT\*\*

Generation Date : 29-Feb-24 11:02

Generated by : SYSTEM

Requesting Branch code : SYSTEM

## HDFC BANK LIMITED

\*Closing Balance includes funds earmarked for hold and unclear funds  
 Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.  
 State account branch GSTIN: 09AAACH2702H1ZY  
 HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.  
 Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parcel, Mumbai 400013



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M/s. Eldeco Real Estate Ltd-tran A/c For Elde  
201 212 2nd Floor  
Splendor Forum District  
Centre Jasola South West Delhi  
New Delhi  
Delhi  
India  
110025  
JOINT HOLDERS: Not Applicable  
Not Applicable

Nomination : Not Registered

Statement From : 01/02/24 TO : 29/02/24

Account Branch : Sector 93a - Noida  
Address : Hdfc Bank Ltd  
Eldeco Studio,  
Plot No - 3, Sector 93a,  
City : Noida 201301  
State : Uttar Pradesh  
Phone No. : 18002026161  
RTGS/NEFT IFSC : HDFC0002830 MICR :110240310  
Email : MOHANRAWAT@ELDECOPROPERTIES.COM  
Limit : 0.00 Currency : INR  
Cust ID : 266919063 Pr.Code : 1291 Br.Code:2830  
Account number : 57500001388948 OTHER  
A/C Open Date : 06/12/2023 Expected AMB : 0.00  
Account Status : Account Open - No Debit

## STATEMENT SUMMARY :-

| Opening Balance | Dr Count | Cr Count | Debits | Credits | Closing Balance |
|-----------------|----------|----------|--------|---------|-----------------|
| 0.00            | 0        | 0        | 0.00   | 0.00    | 0.00            |

\*\*END OF STATEMENT\*\*

Generation Date : 29-Feb-24 11:02

Generated by : SYSTEM

Requesting Branch code : SYSTEM

## HDFC BANK LIMITED

\*Closing Balance includes funds earmarked for hold and nuclear funds

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

State account branch GSTIN: 09AAACH2702H1ZY

HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.

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



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M/s. Eldeco Real Estate Ltd-coll A/c For Elde  
201 212 2nd Floor  
Splendor Forum District  
Centre Jasola South West Delhi  
New Delhi  
Delhi  
India  
110025  
JOINT HOLDERS: Not Applicable  
Not Applicable

Account Branch : Sector 93a - Noida  
Address : Hdfc Bank Ltd  
Eldeco Studio,  
Plot No - 3, Sector 93a,  
City : Noida 201301  
State : Uttar Pradesh  
Phone No. : 18002026161  
RTGS/NEFT IFSC : HDFC0002830 MICR :110240310  
Email : MOHANRAWAT@ELDECOPROPERTIES.COM  
Limit : 0.00 Currency : INR  
Cust ID : 266919565 Pr.Code : 1291 Br.Code:2830  
Account number : 57500001388922 OTHER  
A/C Open Date : 06/12/2023 Expected AMB : 0.00  
Account Status : Account Open - No Debit

Nomination : Not Registered  
Statement From : 01/02/24 TO : 29/02/24

## STATEMENT SUMMARY :-

|                 | Dr Count | Cr Count | Debits | Credits | Closing Balance |
|-----------------|----------|----------|--------|---------|-----------------|
| Opening Balance | 0        | 0        | 0.00   | 0.00    | 0.00            |

\*\*END OF STATEMENT\*\*

Generation Date : 29-Feb-24 11:02

Generated by : SYSTEM

Requesting Branch code : SYSTEM

## HDFC BANK LIMITED

\*Closing Balance includes funds earmarked for hold and unclear funds  
Contents of this statement will be considered correct if no error is reported within 30 days of receipt of statement.  
State account branch GSTIN: 09AAACH2702H1ZY  
HDFC Bank GSTIN number details are available at <https://www.hdfcbank.com/personal/making-payments/online-tax-payment/goods-and-service-tax>.  
Registered Office Address: HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai 400013



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**HDFC Bank Limited**  
Unit No 501 & 502,  
5th Floor, Tower B,  
Peninsula Business Park,  
Lower Parel, Mumbai,  
Maharashtra - 400 013.

Date -03.02.2024

To,

Eldeco Real Estate Ltd.  
201-212 2nd Floor, Splendor Forum  
Jasola District Centre,  
New Delhi-110025.

Subject : Email ID Confirmation

Dear Sir/Madam,

We hereby confirm that we do not have any generic mail Id for our branch and below email id may be used for any communications for Bank Branch Officials.

1.Relationship Manager :- Farahnaaz Khan

Email ID :[Farahnaaz.khan@hdfcbank.com](mailto:Farahnaaz.khan@hdfcbank.com)

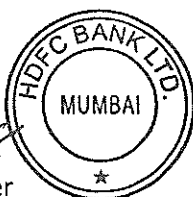
2.Escrow Operation Manager - Sushil.vartak@hdfcbank.com

Email ID - [Sushil.vartak@hdfcbank.com](mailto:Sushil.vartak@hdfcbank.com)

This letter has been issued on specific request of Customer.

HDFC Bank Ltd.

  
Authorised Officer



[www.hdfcbank.com](http://www.hdfcbank.com)



# Singhal Suraj & Co

## CHARTERED ACCOUNTANTS

| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| Information as on 25.12.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| Certification work Assigned vide letter No.-----                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dated :-             |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| <b>Subject:</b> Certificate of amount incurred on <b>Eldeco La Vida Bella</b> [Project Name ] for Construction of 5 Residential Tower/Block/Building(s)+1 Convenient Shopping/Commercial+ 1Community Building 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 Freater Noida , PIN 201301, admeasuring14998 sq. meter area, being developed by Eldeco Real Estate[Promoter] having RERA Registration No ., Designated A/C No 57500001388922 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <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. | 6,304.00             | 5,724.00                                   |
| <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 6,304.00             | 5,724.00                                   |
| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 400.00               | 58.85                                      |
| <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 400.00               | 58.85                                      |
| 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);                                                                                                                                                                                                                                                                                                                                                                                 | 33,962.99            | 394.59                                     |
| <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 33,962.99            | 394.59                                     |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0                    | 0                                          |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 33,962.99            | 394.59                                     |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2,000.00             | 0                                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 35,962.99            | 394.59                                     |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 42,666.99            | 6,177.44                                   |

|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                     |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 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 )%                                | 14% |
| 7                                                                                                                                                                                                                                                                              | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              | 0   |
| 8                                                                                                                                                                                                                                                                              | 70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>                                                                                                                 | 0   |
| 9                                                                                                                                                                                                                                                                              | Cummulative Amount that can be withdrawn from Designated a/c, i.e.<br><b>Estimated Cost * Proportionate Cost Incurred on the Project)</b><br><b>(Column 3 of Row 4 * row 6 )</b>    | 0   |
| 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 ) | 0   |
| 11                                                                                                                                                                                                                                                                             | Balance available in Designated A/c.                                                                                                                                                | 0   |
| 12                                                                                                                                                                                                                                                                             | Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>                                                                            | 0   |
| This certificate is being issued on specific request of M/s Elideco 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. |                                                                                                                                                                                     |     |

**Singhal Suraj & Co**

Chartered Accountants



Suraj Singhal  
(Proprietor)  
M No 545310  
Place: New Delhi  
Date: 29-01-2024

UDIN-24545310BKCYKF2629