



Annexure-C


Chartered Accountants Certificate ⁵			
Report for the quarter ending 31/12/2019			
Subject		Certificate for withdrawal of money from separate RERA accountant the end of the quarter	
1	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter (31-12-2019).		
	Sr. No.	Particulars	
		Information	
	1	Project/phase of the project	Elan EPIC
	2	Location	Sector -70 Gurgaon
	3	Licensed area in acres	4
	4	Area for registration in acres	3,525
	5	HARERA registration no.	RC/REP/HARERA/GGM/2018/30
	6	Name of licensee	Elan Limited
	7	Name of collaborator	-Not Applicable -
	8	Name of developer	Elan Limited
	9	Estimated cost of real estate project	370 Crores
2	Details related to inspection are as under		
	1	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	12/31/2019
	2	Name of chartered accountant firm/ individual	C. Abhishek & Associates
3	I certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;		
4	This certificate is being issued as per the requirement of compliance in accordance with the Real Estate (Regulation and Development) Act, 2016/ the Haryana Real Estate (Regulation and Development) Rules, 2017 by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; it is based on the verification of books of accounts and other related documents till (date 31-12-2019)		
5	Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges. All statutory approvals as applicable on promoter are also valid on date.		
Date	: 02-01-2020		Yours faithfully  CHIRANJIVI ABHISHEK FRN No. 028414N 
Place	: New Delhi		
For (name of CA firm)	: C. Abhishek & Associates		
Partner/ proprietor Membership no	: 509200		

Table - A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		(column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred	(%) of total incurred on Estimated
1	Land cost	3,354	9.06	3,354	9.06
2	External Development Charges	536	1.45	536	1.45
3	Infrastructure Development Charges	-	-	-	-
4	Internal Development Works	161	0.44	161	0.44
5	Cost of construction	12,960	35.03	121	0.33
6	Cost of construction of community facilities	-	-	-	-
7	Other costs	19,989	54.02	6,339	17.13
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	37,000			
9	Total cost incurred and paid of the real estate project (1+2+3+4+5+6+7) of incurred and paid (column-B) (taking into account the proportionate land cost, this in effect allows the promoter to withdraw the proportionate land cost component of construction)	10,512			
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	0.94 %			
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	(sr.no. 9/ sr. no. 8)		28.41 %	
12	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	(sr. no. 8 x sr. no. 11)		10,512	
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	9,140.00 Lacs			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	1,372 Lacs			

Note.— Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser.

Projected Construction cost is arrived on the basis of some assumptions, available information and historical data, Existing policy / Taxes. It may be changed. Total collection received incl. of GST. Further GST amount included in other cost.



Table – B		
Details of RERA bank account:		
1	Bank name	Yes Bank Ltd.
2	Branch name	Retail Block, Upper Ground Floor, DLF Cyber City, Tower 8C, PO- Gurugram-122002
3	Account no.	017272500000012
4	IFSC code	YESB0000172
4	Opening balance at the end of previous quarter (as on 01.10.2019)	103,936,967
5	Deposits during the quarter under report	304,379,843
6	Withdrawals during the quarter under report	304,666,810
7	Closing balance at the end of the quarter (as on 31.12.2019)	203,650,000

Annexure -D

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1	Estimated balance cost to be incurred for completion of the real estate project	(Difference of total estimated project cost less cost incurred)26488.06
2	Balance amount of receivables from booked apartments to this certificate (as certified by chartered accountant based upon verification of books of accounts)	22515 Lakh
3	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	7766 Sqmt
4	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	15880 Lakh
5	Estimated receivables of ongoing project.	38395 Lakh
6	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	26877 Lakh

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the company; It is based on the verification of books of accounts and other related documents till Yours Faithfully,

For C. Abhishek & Associates
Chartered Accountant

Chiranjivi Abhishek
Proprietor
(Membership Number 509200)
UDIN : 20509200AAAAA9991



Statement for calculation of Receivables from the Sales of the ongoing real estate project:
Booked Inventory

In case of plotted colony- **NOT APPLICABLE**

Sr. No.	Block No.	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Total unit consideration amount as per Agreement / letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period

In case of group housing colony- **NOT APPLICABLE**

Sr. No.	Block No.	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Total unit consideration amount as per Agreement / letter of allotment	Received Amount up to end of reporting period	Balance Amount as on end of reporting period

In case of commercial building

Sr. No.	Commercial Tower/ Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Total unit consideration amount as per Agreement / letter of allotment	Received Amount up to end of reporting period (Allotted)	Balance Amount as on end of reporting period in Laks
1	One	404	17894	2265	36589	14074	22515

Unsold Inventory

Valuation Of the Residential/commercial premises Rs...Per sm

Sr. No.	Tower/ Block	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Estimated amount of sale proceeds in Lakh
1	One	122	7766	2265	15880

