



ACA & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure-C

Chartered Accountants Certificate ⁵		
Report for the quarter ending		31/12/2022
Subject	Certificate for withdrawal of money from separate RERA account at 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 (31-12-2022).	
	Sr. No.	Particulars
	1	Project/phase of the project
	2	Location
	3	Licensed area in acres
	4	Area for registration in acres
	5	HARERA registration no.
	6	Name of licensee
	7	Name of collaborator
	8	Name of developer
	9	Estimated cost of real estate project
		Information
		Elan EPIC
		Sector -70 Gurgaon
		4
		3.525
		RC/REP/HARERA/GGM/2018/30
		Elan Limited
		-Not Applicable -
		Elan Limited
		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
		09/01/2023
	2	Name of chartered accountant firm/ individual
		ACA & 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 31-12-2022)	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	: 09-01-2023	
Place	: New Delhi	
For (name of CA firm)	: ACA & Associates	
Partner/ proprietor Membership no	: 509200	
<p>Yours faithfully</p> <p><i>Chiranjivi Abhishek</i></p> <p>ACA & ASSOCIATES BRI No. 028414N CHIRANJIVI ABHISHEK Chartered Accountants</p>		

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		Incurred (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%	12,319	33.29%
6	Cost of construction of community facilities				
7	Other costs	19,989	54.02%	11,182	30.22%
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)	27,552			
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	95 %			
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	96 %			
12	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	26,655			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	24,598			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,056			
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	HDFC Bank Ltd.
2	Branch name	Sector-53, Vatika Atrium, A Block, Golf Course Road, Gurugram 122002
3	Account no.	50200048679145
4	IFSC code	HDFC0000572
4	Opening balance at the end of previous quarter (as on 01-10-2022)	27,101,626
5	Deposits during the quarter under report	85,730,586
6	Withdrawals during the quarter under report	107,100,000
7	Closing balance at the end of the quarter (as on 31-12-2022)	5,732,212

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)9447.94
2	Balance amount of receivables from booked apartments to this certificate (as certified by chartered accountant based upon verification of books of accounts)	28673 Lakh
3	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	1693.78 Sqmt
4	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	4914 Lakh
5	Estimated receivables of ongoing project.	33587 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.)	23511 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 (date) 31-12-2022.

Yours Faithfully,

Name and Signature of Chartered Accountant with Stamp
For ACA & Associates



Partner / Proprietor
(Membership Number 509200)

UDIN : 23509200BGVPHO4949

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	485	21253	2490	61661	32988	28673

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		23	1694	2490	4914

