



ACA & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure-C

Chartered Accountants Certificate		
Report for the quarter ending	30th June 2025	
Subject	Certificate for withdrawal of money from separate RERA accountant the end of the quarter 30th June 2025	
1	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter as on 30th June 2025	
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 crs
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	7th July 2025
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 30th June 2025	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	

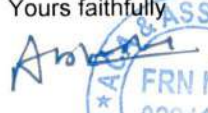
Date	7-Jul-25	Yours faithfully  CHIRANJIVI ABHISHEK Chartered Accountants
Place	New Delhi	
For CA firm	ACA & Associates	
Proprietor Membership no	509200	
UDIN	25509200BMHZXU3817	

Table - A					
Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (column - A)		Incurred (column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Amount (Rs. in lacs)	(%) of total incurred on Estimated
1	Land cost	3,354	9.06%	3,354	9.06%
2	External Development Charges	536	1.45%	616	1.66%
3	Infrastructure Development Charges				
4	Internal Development Works	161	0.44%	161	0.44%
5	Cost of construction	12,960	35.03%	22,039	59.56%

6	Cost of construction of community facilities				
7	Other costs	19,989	54.02%	20,455	55.28%
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)	46,625			
10	Percentage of completion of construction work	169%			
11	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	155%			
12	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	46,625			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	45,949			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	676			

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 01st Apr 2025	23,704,132
5	Deposits during the quarter under report (incl FD Int)	58,605,834
6	Withdrawals during the quarter under report	80,590,000
7	Closing balance at the end of the quarter as on 30th June 2025	1,719,966

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	-
2	Balance amount of receivables from booked apartments to this certificate (as certified by chartered accountant based upon verification of books of accounts)	1,379.00 Lakh



3	i.	Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	3,155.14 Sqmt
4	ii.	Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	10,535.76 Lakh
5		Estimated receivables of ongoing project.	11,914.76 Lakh
6		Amount to be deposited in separate RERA Bank Account – 70% or 100%	8,340.00 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 30th June 2025.

Abhishek
Yours Faithfully,
Name and Signature of Chartered Accountant with Stamp
For ACA & Associates
Proprietor
(Membership Number 509200)

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	21,253.00		60,433.00	59,054.00	1,379.00



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		33	3,155.14	-	10,535.76

