



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

- The promoter shall submit consent to establish, service plans & estimates approval, fire scheme approval, and modified agreement for sale within a period of 90 days from grant of this certificate;
- The promoter shall submit mining approval before start of construction works;
- The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of affordable group housing colony;
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/ apartment, plot or building as the case may be;
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as conveyed by the Authority.
- In the eventuality that a stay order is issued by the Delhi High Court on the notification by MoEF dated 14.11.2018, then the registration certificate shall be treated as deemed withdrawn.

VALIDITY OF REGISTRATION

The registration shall be valid for the period commencing from 06th December, 2018 and ending with 31st December, 2023 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



NO. RC/REP/HARERA/GGM/2018/	30
DATE	06-12-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT ELAN EPIC

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

PARTICULARS OF THE NEW PROJECT

S. N.	Particular	Detail
1.	Name of the project	ELAN Epic
2.	Location	Village Badshahpur, Sector-70, Gurugram
3.	Total licensed area of the project	4 Acres of License No. 148 of 2008 issued to Koshi Builders Pvt. Ltd. and transferred to Elan Limited on 23.10.2018 (3.525 acres)
4.	Area of project for registration	3.525 Acres
5.	Type of Project	Commercial Colony
6.	Total FAR of the phase registered	621648 Sq. Mtrs.
7.	Number of Towers	1
8.	Number of Units	404
9.	Height of Building/No. of Storeys	G+4 / (32.25 mtrs.)

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder/Developer	M/s ELAN Limited

PARTICULARS OF THE PROMOTER / DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s Elan Limited
2.	Registered Address	ELAN Limited, 1A, 8th Avenue, Bandh Road, Vill. Jonapur, Delhi - 110047
3.	Corporate Office Address	3 rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42 Gurugram- 122002
4.	Local Address	3 rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42 Gurugram- 122002
5.	CIN	U70200DL2013PLC250600
6.	PAN	AADCE3341G
7.	Status	Active
8.	Mobile No.	+91-9582727222
9.	Landline No.	+ 91-124-4101100
10.	Email-Id	info@elanlimited.com
11.	Authorized Signatory	Mr. Akash Kapoor

FINANCIAL DETAILS

S.N.	Particular	Amount (cr)
1.	Estimated Cost	₹ 370
2.	Amount spent up to date	NA
3.	Balance to be spent on the project	NA
4.	Cost of infrastructure	₹ 11.60
5.	Remaining expenditure on infrastructure	₹ 11.60
6.	No. of units sold	0

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith.



Dated: 06.12.2018
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram

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