

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY]

(Real Estate (Regulation & Development)
Rules, 2017)]

FORM -Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 3rd December 2025

Project Name Elanza

Promoter Name LODHA DEVELOPERS LIMITED

I **Chirag Sarvaiya** is a proprietor/ partner of the firm **M/s Chirag Sarvaiya & Co** is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 128378) having office at D/601, Modi park ,Irani wadi, road no.3, Kandivali (W) , Mumbai-400067 issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I am undertaking to issue the Chartered Accountants certificates as mandated U/s. 4(2)(l)(d) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & Development Rules) 2017 to facilitate the promoter to withdraw the money from the RERA Designated bank account based on the percentage of completion of the Project.

1. This is to certify the details of M/s. **Lodha Developers Limited** having their office at SKAV 909, 7th Floor, No. 9/1, Lavelle Road, Richmond Circle, Bengaluru - 560001 being the promoter of the Real Estate Project **Elanza**

2. The Promoter of the proposed real estate project is an Company. I have verified the ownership document of the entity and present owners and details of the entity are as below

Nature of Entity	Name of the Owners Of the entity	% of Ownership in the entity	Total Capital Contrubuted by the owners/Members as on 31/03/2025
Company	Lodha Developers LTD	100%	Rs. 99,760 Lakhs

(Please mention the relevant details based on the type of promoter)



3. Additional Details of the Promoter

S. No.	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	U45200MH1995PLC093041
2	Date of Birth / Date of incorporation as per the Certificate	25 September 1995
3	GST Registration (if applicable)	29AAACL1490J1ZC
4	List of Designated Partners in case of LLP as on Date	NA
5	List of Directors (as per ROC) as on date 30.09.2025	Mr. Abhishek Mangalprabhat Lodha Mr. Mukund Manohar Chitale Mr. Lee Anthony Polisano Mr. Rajinder Pal Singh Mr. Rajeev Bakshi Ms. Harita Gupta Mr. Shaishav Dharia Mr. Sushil Kumar Modi
6	Total Value of the Assets as per Balance Sheet as on 31.03.2025	Rs. 48,74,560 lakhs
7	Total Net worth of the Promoter as per Balance Sheet as on 31.03.2025	Rs. 19,10,380 lakhs

4. The project being developed is plotted development / group housing / villa project / commercial / mixed development / industrial project, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being SY.NO: Sy. No. s 137/1, 139/1, 139/2, 140, 149/2(Old No. 149), 150, 151, 153/2(old No. 153), 154/4, 155/1, 155/3, 155/4, 156/1, 156/2, 157, 158, 159/1, 159/2, 160/1, 160/2, 162/1, 162/2, 163, 174/1, 174/2, 174/3, 174/5 and 174/6 of Yamare Village, Sarjapura Hobli, Bangalore Urban District, Anekal Taluk, 562125 The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –

Name of the Account Holder: **Lodha Developers Limited**

Designated Bank Account Details –

RERA Project Collection Account (100%)

Name of the Account Holder: **Lodha Developers Ltd Elanza Collection Account**

Designated Account Number: 777705880101

Bank Name: ICICI Bank Ltd

IFSC Code: ICIC0001663

Branch Name: ICICI Bank Ltd, 1-7/1 Khata Dae 61, Vittal Mallya Road, Civil station
Bangalore , Karnataka-560001



RERA Designated Account (70%)

Name of the Account Holder: **Lodha Developers Ltd - RERA Designated Account for Elanza**

Designated Account Number: 777705880102

Bank Name: ICICI Bank Ltd

IFSC Code: ICIC0001663

Branch Name: ICICI Bank Ltd, 1-7/1 Khata Dae 61, Vittal Mallya Road, Civil station
Bangalore , Karnataka-560001

RERA Expense Account (30%)

Name of the Account Holder: **Lodha Developers Ltd Elanza Expense Account**

Designated Account Number: 777705880103

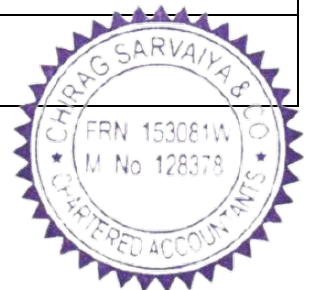
Bank Name: ICICI Bank Ltd

IFSC Code: ICIC0001663

Branch Name: ICICI Bank Ltd, 1-7/1 Khata Dae 61, Vittal Mallya Road, Civil station
Bangalore , Karnataka-560001

- a. The promoter has provided the details of the estimated cost of the real estate project. I / We have reviewed the estimated cost of the project and details are as below. These values are based on the supporting documents provided by the promoter.

Sr.No	Estimated Cost of Project	Amount	Remarks
1	Land of the Project	1,39,51,54,682	Higher of acquisition cost or guidance value (ASR) as on 30/09/2025 (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Other	38,50,87,269	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost — a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings Total	6,63,86,52,056 1,66,96,43,051	Promoter has calculated these costs based on the present sanctioned plan, specifications in the project, proposed facility, amenities in the project to complete the development work as promised to the allottees in the project.
4	Total Estimated Cost Of The Project (1+2+3)	10,08,85,37,059	



5. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered –

Sr.No	Particulars	INR in Rs.
1	Total Borrowings(If Applicable)	-
	a. Name of the lender	-
	b. Amount	
2	Mortgage Details (If Applicable)	
	a. Name of the lender	
	b. Amount	-

6. The Promoter of the project is in compliance with the Section 3(l) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of plot or units and booking amount or advance amounts have not been received from any of the allottees.
7. This certificate is issued to the promoter of the project for the purpose of RERA Registration. The detail of this certificate is prepared and based on details, documents, information, undertaking provided by the promoter, This certificate shall not be used for any other purposes other than mentioned herein

**For Chirag Sarvaiya & Co.
Chartered Accountants**

Chirag

**Proprietor, M. No. 128378
FRN: 153081W
UDIN: 25128378BMIABB1999**



**Place: Mumbai
Date: December 03, 2025**

INDIA