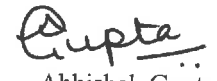


We have verified the books of accounts and other related records of M/s Ashiana Housing Limited, having its principal place of business at unit 4&5, 3rd Floor, Southern Park, Saket, New Delhi- 110017 and project "Ashiana Aaroham" situated at Sector-80, HSIIDC Plot no GH-04, Sector-80, IMT Manesar, Gurugram, Haryana. On the basis of information's and explanations given to us, we hereby certify that the company has deployed Rs 25 Crores from its own funds in the project till 30th September-2025, out of the above deployment of funds, company has deployed Rs 8.40 Crores towards Phase I of Ashiana Aaroham.

This Certificate is issued at the request of the company for the submission to the "Haryana RERA", and should not be used, referred to or distributed for any other purpose or to any other person without our prior written consent.

For B. CHHAWCHHARIA & CO.
Chartered Accountants
Firm Registration No: 305123E


Abhishek Gupta
Partner

Membership Number: 529082

UDIN: 25529082BMSA6R4190

Place: New Delhi
Date: 19th September, 2025



NET WORTH CERTIFICATE

We have verified the unaudited books of accounts and other related records of M/s Ashiana Housing Limited having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700 071 and head office at unit no. 304, Southern Park, Saket District Centre, Saket, New Delhi – 110 017. we, hereby, certify the Net Worth of company as computed below:

Net Worth as on 30.06.2025

<u>Particulars</u>	<u>Amount (Rs. in Lakhs)</u>
Paid up Capital	2010.49
Add: Reserves and Surplus	<u>75,765.88</u>
Net Worth	<u>77,776.37</u>

This is to certify that the above mentioned information is true to the best of our knowledge and belief, according to the books and documents produced before us for verification.

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration No. 305123E



Abhishek Gupta
Partner

Membership No. 529082

UDIN: 25529082 BMS AGS 9588

Place: New Delhi
Date: 19th September, 2025



We have verified the books of accounts and other related records of M/s Ashiana Housing Limited, having Permanent Account No. AADCA9093P and its registered office at 5F Everest, 46 C Chowringhee Road, Kolkata 700071 and head office at Unit No. 304, Southern Park Saket, New Delhi 110017 — for the company's project "Ashiana Aaroham Phase 1" Mixed Land Use/Commercial Group Housing Colony over an area admeasuring 10.80 acres situated in HSIIDC Plot no GH-04, Sector-80, IMT Manesar, Gurugram, Haryana under RERA Act, 2016. Based upon the scrutiny of the filled up formats i.e. DPI, REP — I (A to H) as uploaded on the website of HRERA, Gurugram and enclosures and also the books of accounts of the Company, we hereby verify as follows:

- 1) That the information uploaded as part of REP-I is correct as per books of accounts /balance sheet of the Company.
- 2) That the Company has not defaulted in repayment of dues to any financial institutions, Banks, Government and dues to stakeholders as on date.
- 3) That the Company is regularly depositing undisputed dues to the various Competent Authorities as on date.

For B. CHHAWCHHARIA & CO.
Chartered Accountants
Firm Registration No: 305123E



Abhishek Gupta
Partner

Membership Number: 529082

UDIN: 25529082BMSAGT7374

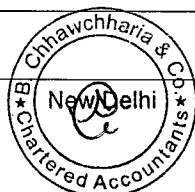
Place: New Delhi
Date: 19th September, 2025



CA CERTIFICATE

On the basis of Accounts and information & Details & Records provided by the Management of M/s Ashiana Housing Ltd. CIN L701O9WB1986PLC040864 having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071 (West Bengal) for the company's project "Ashiana Aaroham Phase-1", we hereby confirm the detail regarding the Expenditure incurred on the Project:

SI No.	Particulars	Total Cost (In Lakhs)	Cost Incurred (In Lakhs)	Balance Cost (In Lakhs)
<i>A</i>	<i>Land cost</i>	<i>7,310.53</i>	<i>7,310.53</i>	-
1	Sale Deed Value	6,657.99	6,658.0	-
2	Additional Far	183.34	183.34	-
3	Misc Exp	3.00	3.00	-
4	Stamp Duty	466.20	466.20	-
B	Internal Development Works	741.24	-	741.24
C	Cost of construction	11,047.02	-	11,047.02
D	Cost of construction of community facilities	1,393.72	-	1,393.72
E	Interest to financial institutions	1,699.14	-	1,699.14
F	Renewable of approvals	195.09	-	195.09
G	Taxes	2,465.40	-	2,465.40
H	Cess	121.52	-	121.52
I	Marketing cost	-	-	-
G	Administrative cost	468.22	-	468.22
<i>K</i>	<i>Any other</i>	<i>2,185.83</i>	-	<i>2,185.83</i>
1	Power & Fuel	234.11	-	234.11
2	Architects' Fee & Consultancy Charges	312.15	-	312.15
3	Rent and Hire Charges	351.17	-	351.17
4	Insurance	19.51	-	19.51



5	Repair & Maintenance	62.43	-	62.43
6	Legal and Professional expenses	78.04	-	78.04
7	Misc Finance Cost	19.51	-	19.51
8	Miscellaneous project expenses	273.13	-	273.13
9	Fixed Assets	156.07	-	156.07
10	<i>On Site Expenses for other Construction of Development</i>	679.72	-	679.72
K10-01	Temple/Meditation Centre	317.85	-	317.85
K10-02	Boundary Wall	51.47	-	51.47
K10-02	Labour Hutment	162.88	-	162.88
K10-04	Signages	15.70	-	15.70
K10-05	Solid Waste Management	14.96	-	14.96
K10-06	Site Office	46.96	-	46.96
K10-07	Swimming Pool	32.47	-	32.47
K10-08	Miscellaneous Work	37.42	-	37.42
	Total cost	27,627.71	7,310.53	20,317.18

This certificate is issued on the request of the Management and the above statement is true and correct as per books, records and other information provided to us for our verifications.

This Certificate is solely for the submission to the "Haryana RERA", and should not be used, referred to or distributed for any other purpose or to any other person without our prior written consent.

For B. CHHAWCHHARIA & CO.
Chartered Accountants
Firm Registration No: 305123E

Gupta

Abhishek Gupta
Partner

Membership Number: 529082

Place: New Delhi
Date: 4th November, 2025

UDSN: 25529082BMSALL6403

