

**CA CERTIFICATE**

On the basis of our examination of books of accounts produced before us and records/ documents and information & explanation provided by the management of M/s Ashiana Dwellings Private Limited having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata – 700071, we hereby certify the land cost apportioned in Phase IV of the project:

**Calculation of Land Cost for Ashiana Mulberry Phase IV**

SN	Particulars	Amount Rs in Lakhs
1	Total Land Cost of entire project	6,955.15
2	Land Cost apportioned in Phase I (HRERA Reg No. 44 of 2017)	1,659.75
3	Land Cost apportioned in Phase II (HRERA Reg No. 22 of 2018/7(3)/44/2024/03)	1,659.75
4	<b>Balance Land Cost</b>	<b>3,635.65</b>
5	Land Cost apportioned in Phase IV (applied for HRERA Registration)- @ 50% of Balance Land Cost	1,817.825
6	Land Cost for Future Phase - @ 50% of Balance Land Cost	1,817.825

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 Accountant*

Firm Registration No.: 305123E



Abhishek Gupta

Partner

Membership No. 529082

Date: 19<sup>th</sup> September, 2025

Place: New Delhi

UDIN: 25529082 BMJAGN9706

