



Annexure C

Chartered Accountants Certificate		
Report for quarter ending		16 th July, 2026
Subject		Certificate for withdrawal of money from Separate RERA account given by Chartered accountant the end of the quarter
1.	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from Separate RERA account at the end of the quarter 16th July 2026.	
	Sr.	Particulars
		Information
	1.	Phase of the Project
	2.	Location
	3.	Licensed area in acres
	4.	Area for registration in acres
	5.	HARERA registration No.
	6.	Name of Licensee
	7.	Name of collaborator
	8.	Name of developer
	9.	Estimated cost of real estate project
2.	Details related to inspection are as under	
	1.	Date of certifying withdrawal of money from Project RERA Escrow account at the end of the quarter
	2.	Name of chartered accountant firm/ individual
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 date-16.07.2026.	
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.	

UDIN No. – 26409153KOGTJM2653



Date	: 30.07.2026	Yours faithfully,
Place	: Greater NOIDA	
For (name of CA firm)	: Gaurav Jai Agrawal & Associates	Signature & name of the Chartered Accountant (in block letters) with stamp
Partner/ proprietor Membership no.	: 409153	GAURAV AGRAWAL

Table – A

Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column - A)		(Column - B)	
		Amount (Rs. in lacs)	(%) of total project cost	Incurred & paid	(%) of total incurred
1.	Land cost	6,080	13%	2,722	72%
2.	External Development Charges	978	2%	978	26%
3.	Infrastructure Development Charges	75	0	75	2%
4.	Internal Development Works	9,709	21%	0	0%
5.	Cost of construction	23,038	49%	0	0%
6.	Cost of construction of community facilities	0	0	0	0%
7.	Other costs	7,188	15%	0	0%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	47,068		3,775	

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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)	3,775	0
10.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	0%	
11.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	sr.no. 9/ sr. no. 8 8%	
12.	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid	sr. no. 8 x sr. no. 11 3,775	
13.	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	0	
14.	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3,775	



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

Table – B		
Details of RERA bank account:		
1.	Bank name	IndusInd Bank Limited
2.	Branch name	Sector-137, NOIDA
3.	Account no.	256000500184
4.	IFSC code	INDB0001953
5.	Opening balance at the start of quarter under report (as on 01.04.2026)	0.00
6.	Deposits during the quarter under report	0.00
7.	Withdrawals during the quarter under report	0.00
8.	Closing balance at the end of the quarter (as on 16.07.2026)	0.00

This Certificate is being issued as per the requirement of compliance in accordance with RERA Acts/Rules by the company for the Project 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 **16.07.2026**.

For Gaurav Jai Agrawal & Associates
Chartered Accountants
Firm Regn. No. 024547C

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Gaurav Agrawal
(Proprietor)
Membership No. – 409153

Date: 30.07.2026
Place: Greater NOIDA

UDIN No. – **26409153KOGTJM2653**



TO WHOM SO EVER IT MAY CONCERN

This is to Certify that **Cocoa County Phase 03** Project situated at Sector-88A, Village Harsaru, Gurugram, Haryana, is being developed by Ashiana Landcraft Realty Pvt.Ltd.

That, the total Nos. of Inventory of "Cocoa County Phase 03 " Project as on 27.07.2026, is attached to this Certificate as **Annexure-I**.

The above said **Annexure-I** has been provided / is being submitted along with the Application for Registration of "**Cocoa County Phase 03**" Project to the Hon'ble HARERA Gurugram.

It is certified that **Annexure -I** attached to this certificate are true to the best of my knowledge & have been provided on the basis of Sanctioned Layout Plans / Maps produced before me by the Promoter Company.

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

Dated: 30.07.2026

Place: NOIDA

Gaurav Agrawal

(Proprietor)

Membership No.- 409153

UDIN No.- **26409153SXAMP8480**

ANNEXURE-I								
ASIANA LAND CRAFT REALTY PRIVATE LIMITED								
LIST OF INVENTORY OF COCOA COUNTY PHASE 03 PROJECT								
S.No.	Tower	Apartment Configuration	Unit Number	Floor Number	Status	Number of Apartment/Flats/Shop	Carpet Area (Sq.Mtrs.)	Carpet Area (Sq.Ft.)
1	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0101	1	Unsold	1	249.75	2,688
2	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0102	1	Unsold	1	249.75	2,688
3	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0201	2	Unsold	1	249.75	2,688
4	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0202	2	Unsold	1	249.75	2,688
5	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0301	3	Unsold	1	249.75	2,688
6	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0302	3	Unsold	1	249.75	2,688
7	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0401	4	Unsold	1	249.75	2,688
8	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0402	4	Unsold	1	249.75	2,688
9	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0501	5	Unsold	1	249.75	2,688
10	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0502	5	Unsold	1	249.75	2,688
11	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0601	6	Unsold	1	249.75	2,688
12	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0602	6	Unsold	1	249.75	2,688
13	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0701	7	Unsold	1	249.75	2,688
14	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0702	7	Unsold	1	249.75	2,688
15	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0801	8	Unsold	1	249.75	2,688
16	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0802	8	Unsold	1	249.75	2,688
17	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0901	9	Unsold	1	249.75	2,688
18	Tower A	4BHK +4T+LOUNGE+SERVANT	A 0902	9	Unsold	1	249.75	2,688
19	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1001	10	Unsold	1	249.75	2,688
20	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1002	10	Unsold	1	249.75	2,688
21	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1101	11	Unsold	1	249.75	2,688
22	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1102	11	Unsold	1	249.75	2,688
23	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1201	12	Unsold	1	249.75	2,688
24	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1202	12	Unsold	1	249.75	2,688
25	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1201A	12A	Unsold	1	249.75	2,688
26	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1202A	12A	Unsold	1	249.75	2,688
27	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1401	14	Unsold	1	249.75	2,688
28	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1402	14	Unsold	1	249.75	2,688
29	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1501	15	Unsold	1	249.75	2,688
30	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1502	15	Unsold	1	249.75	2,688
31	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1601	16	Unsold	1	249.75	2,688
32	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1602	16	Unsold	1	249.75	2,688
33	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1701	17	Unsold	1	249.75	2,688
34	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1702	17	Unsold	1	249.75	2,688
35	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1801	18	Unsold	1	249.75	2,688
36	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1802	18	Unsold	1	249.75	2,688
37	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1901	19	Unsold	1	249.75	2,688
38	Tower A	4BHK +4T+LOUNGE+SERVANT	A 1902	19	Unsold	1	249.75	2,688
39	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2001	20	Unsold	1	249.75	2,688
40	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2002	20	Unsold	1	249.75	2,688
41	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2101	21	Unsold	1	249.75	2,688
42	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2102	21	Unsold	1	249.75	2,688
43	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2201	22	Unsold	1	249.75	2,688
44	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2202	22	Unsold	1	249.75	2,688
45	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2301	23	Unsold	1	249.75	2,688
46	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2302	23	Unsold	1	249.75	2,688
47	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2401	24	Unsold	1	249.75	2,688
48	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2402	24	Unsold	1	249.75	2,688
49	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2501	25	Unsold	1	249.75	2,688
50	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2502	25	Unsold	1	249.75	2,688
51	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2601	26	Unsold	1	249.75	2,688
52	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2602	26	Unsold	1	249.75	2,688
53	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2701	27	Unsold	1	249.75	2,688
54	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2702	27	Unsold	1	249.75	2,688
55	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2801	28	Unsold	1	249.75	2,688
56	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2802	28	Unsold	1	249.75	2,688
57	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2901	29	Unsold	1	249.75	2,688
58	Tower A	4BHK +4T+LOUNGE+SERVANT	A 2902	29	Unsold	1	249.75	2,688
59	Tower B1	4BHK +4T+UTILITY	B1- 0101	1	Unsold	1	208.24	2,242
60	Tower B1	4BHK +4T+UTILITY	B1- 0102	1	Unsold	1	208.24	2,242
61	Tower B1	4BHK +4T+UTILITY	B1- 0201	2	Unsold	1	208.24	2,242
62	Tower B1	4BHK +4T+UTILITY	B2- 0202	2	Unsold	1	208.24	2,242
63	Tower B1	4BHK +4T+UTILITY	B1- 0301	3	Unsold	1	208.24	2,242

ANNEXURE-I								
ASIANA LAND CRAFT REALTY PRIVATE LIMITED								
LIST OF INVENTORY OF COCOA COUNTY PHASE 03 PROJECT								
S.No.	Tower	Apartment Configuration	Unit Number	Floor Number	Status	Number of Apartment/Flats/Shop	Carpet Area (Sq.Mtrs.)	Carpet Area (Sq.Ft.)
64	Tower B1	4BHK +4T+UTILITY	B1- 0302	3	Unsold	1	208.24	2,242
65	Tower B1	4BHK +4T+UTILITY	B1- 0401	4	Unsold	1	208.24	2,242
66	Tower B1	4BHK +4T+UTILITY	B1- 0402	4	Unsold	1	208.24	2,242
67	Tower B1	4BHK +4T+UTILITY	B1- 0501	5	Unsold	1	208.24	2,242
68	Tower B1	4BHK +4T+UTILITY	B1- 0502	5	Unsold	1	208.24	2,242
69	Tower B1	4BHK +4T+UTILITY	B1- 0601	6	Unsold	1	208.24	2,242
70	Tower B1	4BHK +4T+UTILITY	B1- 0602	6	Unsold	1	208.24	2,242
71	Tower B1	4BHK +4T+UTILITY	B1- 0701	7	Unsold	1	208.24	2,242
72	Tower B1	4BHK +4T+UTILITY	B1- 0702	7	Unsold	1	208.24	2,242
73	Tower B1	4BHK +4T+UTILITY	B1- 0801	8	Unsold	1	208.24	2,242
74	Tower B1	4BHK +4T+UTILITY	B1- 0802	8	Unsold	1	208.24	2,242
75	Tower B1	4BHK +4T+UTILITY	B1- 0901	9	Unsold	1	208.24	2,242
76	Tower B1	4BHK +4T+UTILITY	B1- 0902	9	Unsold	1	208.24	2,242
77	Tower B1	4BHK +4T+UTILITY	B1- 1001	10	Unsold	1	208.24	2,242
78	Tower B1	4BHK +4T+UTILITY	B1- 1002	10	Unsold	1	208.24	2,242
79	Tower B1	4BHK +4T+UTILITY	B1- 1101	11	Unsold	1	208.24	2,242
80	Tower B1	4BHK +4T+UTILITY	B1- 1102	11	Unsold	1	208.24	2,242
81	Tower B1	4BHK +4T+UTILITY	B1- 1201	12	Unsold	1	208.24	2,242
82	Tower B1	4BHK +4T+UTILITY	B1- 1202	12	Unsold	1	208.24	2,242
83	Tower B1	4BHK +4T+UTILITY	B1- 1201A	12A	Unsold	1	208.24	2,242
84	Tower B1	4BHK +4T+UTILITY	B1- 1202A	12A	Unsold	1	208.24	2,242
85	Tower B1	4BHK +4T+UTILITY	B1- 1401	14	Unsold	1	208.24	2,242
86	Tower B1	4BHK +4T+UTILITY	B1- 1402	14	Unsold	1	208.24	2,242
87	Tower B1	4BHK +4T+UTILITY	B1- 1501	15	Unsold	1	208.24	2,242
88	Tower B1	4BHK +4T+UTILITY	B1- 1502	15	Unsold	1	208.24	2,242
89	Tower B1	4BHK +4T+UTILITY	B1- 1601	16	Unsold	1	208.24	2,242
90	Tower B1	4BHK +4T+UTILITY	B1- 1602	16	Unsold	1	208.24	2,242
91	Tower B1	4BHK +4T+UTILITY	B1- 1701	17	Unsold	1	208.24	2,242
92	Tower B1	4BHK +4T+UTILITY	B1- 1702	17	Unsold	1	208.24	2,242
93	Tower B1	4BHK +4T+UTILITY	B1- 1801	18	Unsold	1	208.24	2,242
94	Tower B1	4BHK +4T+UTILITY	B1- 1802	18	Unsold	1	208.24	2,242
95	Tower B1	4BHK +4T+UTILITY	B1- 1901	19	Unsold	1	208.24	2,242
96	Tower B1	4BHK +4T+UTILITY	B1- 1902	19	Unsold	1	208.24	2,242
97	Tower B1	4BHK +4T+UTILITY	B1- 2001	20	Unsold	1	208.24	2,242
98	Tower B1	4BHK +4T+UTILITY	B1- 2002	20	Unsold	1	208.24	2,242
99	Tower B1	4BHK +4T+UTILITY	B1- 2101	21	Unsold	1	208.24	2,242
100	Tower B1	4BHK +4T+UTILITY	B1- 2102	21	Unsold	1	208.24	2,242
101	Tower B1	4BHK +4T+UTILITY	B1- 2201	22	Unsold	1	208.24	2,242
102	Tower B1	4BHK +4T+UTILITY	B1- 2202	22	Unsold	1	208.24	2,242
103	Tower B1	4BHK +4T+UTILITY	B1- 2301	23	Unsold	1	208.24	2,242
104	Tower B1	4BHK +4T+UTILITY	B1- 2302	23	Unsold	1	208.24	2,242
105	Tower B1	4BHK +4T+UTILITY	B1- 2401	24	Unsold	1	208.24	2,242
106	Tower B1	4BHK +4T+UTILITY	B1- 2402	24	Unsold	1	208.24	2,242
107	Tower B1	4BHK +4T+UTILITY	B1- 2501	25	Unsold	1	208.24	2,242
108	Tower B1	4BHK +4T+UTILITY	B1- 2502	25	Unsold	1	208.24	2,242
109	Tower B1	4BHK +4T+UTILITY	B1- 2601	26	Unsold	1	208.24	2,242
110	Tower B1	4BHK +4T+UTILITY	B1- 2602	26	Unsold	1	208.24	2,242
111	Tower B1	4BHK +4T+UTILITY	B1- 2701	27	Unsold	1	208.24	2,242
112	Tower B1	4BHK +4T+UTILITY	B1- 2702	27	Unsold	1	208.24	2,242
113	Tower B1	4BHK +4T+UTILITY	B1- 2801	28	Unsold	1	208.24	2,242
114	Tower B1	4BHK +4T+UTILITY	B1- 2802	28	Unsold	1	208.24	2,242
115	Tower B1	4BHK +4T+UTILITY	B1- 2901	29	Unsold	1	208.24	2,242
116	Tower B1	4BHK +4T+UTILITY	B1- 2902	29	Unsold	1	208.24	2,242
117	Convenient shopping	SHOP	Shop-1	Ground	Unsold	1	19.85	214
118	Convenient shopping	SHOP	Shop-2	Ground	Unsold	1	20.08	216
119	Convenient shopping	SHOP	Shop-3	Ground	Unsold	1	20.08	216
120	Convenient shopping	SHOP	Shop-4	Ground	Unsold	1	20.08	216
121	Convenient shopping	SHOP	Shop-5	Ground	Unsold	1	20.08	216
122	Convenient shopping	SHOP	Shop-6	Ground	Unsold	1	19.17	206
123	Convenient shopping	SHOP	Shop-7	Ground	Unsold	1	19.96	215
124	Convenient shopping	SHOP	Shop-8	Ground	Unsold	1	20.20	217
125	Convenient shopping	SHOP	Shop-9	Ground	Unsold	1	19.96	215
126	Convenient shopping	SHOP	Shop-10	Ground	Unsold	1	20.08	216
127	Convenient shopping	KIOSK	Kiosk-1	Ground	Unsold	1	33.37	359
128	Convenient shopping	KIOSK	Kiosk-2	Ground	Unsold	1	33.37	359