

**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 detail regarding the expenditure incurred till 30.04.2025 on its project Ashiana Mulberry Phase - IV comprises of Tower - T7 situated at Sector-2, Sohna, Opp K.R Mangalam University Gurugram, Haryana as per details annexed:

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 Accountant  
Firm Registration No.: 305123E



Abhishek Gupta  
Partner  
Membership No. 529082

Date: 5<sup>th</sup> August, 2025

Place: New Delhi

UDIN: 25529082 BMJ ACQ 3422



## Annexure

### ESTIMATED COST & COST INCURRED - ASHIANA MULBERRY PHASE 4

			<i>Amount Rs in Lakhs</i>
	<b>Project Cost - Non Constuction Components</b>	<b>Estimated Cost</b>	<b>Cost Incurred as on 30.04.2025</b>
1	Land cost as per sale deed or circle rate	1,817.82	1,817.82
2	Conversion charges(as per LOI)	8.45	8.45
3	License fee (as per LOI)	25.05	25.05
4	External Development Charges (EDC)	1,627.91	1,627.91
5	Infrastructure Development Charges (IDC)	74.61	74.61
	<b>Total A</b>	<b>3,553.85</b>	<b>3,553.85</b>
	<b>Miscellaneous cost</b>		
1	Administrative cost	210	-
2	Interest to financial institutions	598.26	440.50
3	Renewable of approvals	348.46	56.41
4	Taxes	-	-
5	Cess	102.85	-
6	Marketing cost	-	-
7	Any other	-	-
	<b>Total B</b>	<b>1,259.57</b>	<b>496.90</b>
	<b>GRAND TOTAL - Non Construction</b>	<b>4,813.42</b>	<b>4,050.75</b>
	<b>Development Works and Services</b>		
1	Internal Roads and Pavements - (3.32%)	250.00	155.00
2	Water Supply system - (3.06%)	200.00	51.50
3	Storm Water drainage - (1.19%)	250.00	55.30
4	Sewerage system - (0%)	250.00	72.50
5	Street Lighting - (1.04%)	75.00	27.20



6	Play grounds and Parks - (2.09%)	150.00	-
7	Electricity supply system - (11.94%)	350.00	152.00
8	Security and fire-fighting - (6.26%)	200.00	36.50
9	Renewable energy system - (0%)	50.00	-
10	Parking - (50.14%)	500.00	175.00
11	STP - (7.27%)	125.00	52.00
12	Underground water tank - (3.37%)	175.00	51.00
13	Rain water harvesting - (0%)	45.00	36.01
14	Electrical sub station - (0%)	75.00	-
15	Construction of circulation road (such as 18m/24m/30m as per conditions of license) - (0%)	-	-
16	Basement Electrical - (1.07%)	50.00	-
17	HVAC - (2.7%)	50.00	-
18	Sports and other Misc - (1.8%)	70.00	-
19	Main Gate and Boundary Wall - (4.74%)	75.00	-
20	Electrification Cost	-	-
		<b>2,940.00</b>	<b>864.01</b>
	<b>Construction cost of Tower 7</b>		
1	Sub structure (Normally 10%- 15%)	1,101.75	-
2	Super structure (Normally 35% - 45%)	2,938.00	-
3	MEP (Normally 20% - 25%)	1,101.75	-
4	Finishing (Normally 20% - 25%)	2,203.50	-
	<b>Total</b>	<b>7,345.00</b>	<b>-</b>
	<b>Total Cost of Project</b>	<b>15,098.42</b>	<b>4,914.76</b>

