

To,

M/s Ashiana Housing Limited

We, B. Chhawchharia & Co., 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 Amarah" situated at Sector-93, Village Wazirpur, Teh. - Harsaru, Gurgaon, Haryana. On the basis of informations and explanations given to us, we, hereby, certify the financial details of the project. The details are as annexed:

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 No. 529082
UDIN: 24529082BKCBYQ1202

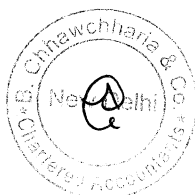
Place: New Delhi

Date: 6th May, 2024



B. Financial Detail-

Financial viability of the project [INR (In Lacs)]			
1	Net expected gain/ profit		
	Sr. No.	Description	Details
	1.1	Total estimated cost	30703.00
	1.2	Total estimated sales proceeds	61159.84
	1.3	Net expected gains/profit, keeping in view the market trends.	30456.84
2	Estimated cost details for completion of the project		
	2.1	Cost incurred up to the date of application (other than land)	2424.00
	2.2	Cost incurred towards land cost	1675.00
	2.3	Estimated balance cost to be incurred for completion of the project	26604.00
3	Estimated detail of sales proceeds from existing allottees		
	3.1	Total amount which is to be collected from the existing allottees.	-
	3.2	Amount already collected up to the date of application from existing allottees	-
	3.3	Balance amount of receivables from the existing allottees	-
4	Expected sales proceeds from unsold inventory		
	4.1		61,159.84
5	Estimated receivables of ongoing project sum of (3.3+4.1)		61,159.84
6	Amount to be deposited in separate RERA bank account - 70% or 100%		(If 5 is greater than 2.3, then 70% of the balance receivables of ongoing project will be deposited in RERA bank account
			If 5 is lesser than 2.3, then 100% of the balance receivables of ongoing project will be deposited in designated account)



7	Source of funding		
	7.1	Loan	890.00
	7.2	Advances from Customer	26,168.00
	7.3	Any other debt or equity sources	2,153.00
	7.4	Equity by promoter	1,492.00
7.5	Other funding if any	-	
8	Bank Loans		
	8.1	Sanctioned	-
	8.2	Disbursed	-
8.3	Balance to be drawn	-	
9	Charge of financial institution on :		
	9.1	Unsold inventory	-
9.2	Sold inventory	-	
10	Repayment schedule of loan from financial institution		
	10.1	Date	Amount
			Paid
11	Gap in the funding		N/A
12	Plan to bridge the gap in funding		N/A

Project component wise expenditure details (in lacs)					
Sr. No.	Component	Amount in lacs (for the whole project)	Expenditure incurred so far	% expenditure of the estimated cost of the component	% physical progress if applicable
1	Land cost	1,675.00	1,675.00	100%	
2	External Development Charges,	1,966.00	1,966.00	100%	
3	Infrastructure Development Charges	317.00	317.00	100%	
4	Internal Development Works,	1,477.00	-	0%	
5	Cost of construction	9,627.00	-	0%	
6	Cost of construction of community buildings	-	-	0%	
7	Other costs	15,641.00	141.00	0.90%	
8	Total cost	30,703.00	4,099.00	13.35%	

