



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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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. – 26409153LTHMFC9091



Date	: 31.07.2026	Yours faithfully, Signature & name of the Chartered Accountant (in block letters) with stamp
Place	: Greater NOIDA	
For (name of CA firm)	: Gaurav Jai Agrawal & Associates	GAURAV AGRAWAL
Partner/ proprietor Membership no.	: 409153	

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	3,120	14%	1,397	72%
2.	External Development Charges	502	2%	502	26%
3.	Infrastructure Development Charges	38	1%	38	2%
4.	Internal Development Works	4,413	20%	0	0%
5.	Cost of construction	10,023	46%	0	0%
6.	Cost of construction of community facilities	0	0	0	0%
7.	Other costs	3,665	17%	0	0%
8.	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	21,761		1,937	

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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)	1,937	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 9%	
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 1,937	
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	1,937	



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.	256000500189
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: 31.07.2026
Place: Greater NOIDA

UDIN No. – **26409153LTHMFC9091**



TO WHOM SO EVER IT MAY CONCERN

This is to Certify that **Cocoa County Phase 04** 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 04 " 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 04**" 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: 31.07.2026

Place: NOIDA

UDIN No.- **26409153LLGLRF5934**

Gaurav Agrawal
(Proprietor)
Membership No.- 409153

ANNEXURE-I								
ASIANA LAND CRAFT REALTY PRIVATE LIMITED								
LIST OF INVENTORY OF COCOA COUNTY PHASE 04 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 B2	4BHK +4T+UTILITY	B2 0101	1	Unsold	1	208.241	2,241.506
2	Tower B2	4BHK +4T+UTILITY	B2 0102	1	Unsold	1	208.241	2,241.506
3	Tower B2	4BHK +4T+UTILITY	B2 0201	2	Unsold	1	208.241	2,241.506
4	Tower B2	4BHK +4T+UTILITY	B2 0202	2	Unsold	1	208.241	2,241.506
5	Tower B2	4BHK +4T+UTILITY	B2 0301	3	Unsold	1	208.241	2,241.506
6	Tower B2	4BHK +4T+UTILITY	B2 0302	3	Unsold	1	208.241	2,241.506
7	Tower B2	4BHK +4T+UTILITY	B2 0401	4	Unsold	1	208.241	2,241.506
8	Tower B2	4BHK +4T+UTILITY	B2 0402	4	Unsold	1	208.241	2,241.506
9	Tower B2	4BHK +4T+UTILITY	B2 0501	5	Unsold	1	208.241	2,241.506
10	Tower B2	4BHK +4T+UTILITY	B2 0502	5	Unsold	1	208.241	2,241.506
11	Tower B2	4BHK +4T+UTILITY	B2 0601	6	Unsold	1	208.241	2,241.506
12	Tower B2	4BHK +4T+UTILITY	B2 0602	6	Unsold	1	208.241	2,241.506
13	Tower B2	4BHK +4T+UTILITY	B2 0701	7	Unsold	1	208.241	2,241.506
14	Tower B2	4BHK +4T+UTILITY	B2 0702	7	Unsold	1	208.241	2,241.506
15	Tower B2	4BHK +4T+UTILITY	B2 0801	8	Unsold	1	208.241	2,241.506
16	Tower B2	4BHK +4T+UTILITY	B2 0802	8	Unsold	1	208.241	2,241.506
17	Tower B2	4BHK +4T+UTILITY	B2 0901	9	Unsold	1	208.241	2,241.506
18	Tower B2	4BHK +4T+UTILITY	B2 0902	9	Unsold	1	208.241	2,241.506
19	Tower B2	4BHK +4T+UTILITY	B2 1001	10	Unsold	1	208.241	2,241.506
20	Tower B2	4BHK +4T+UTILITY	B2 1002	10	Unsold	1	208.241	2,241.506
21	Tower B2	4BHK +4T+UTILITY	B2 1101	11	Unsold	1	208.241	2,241.506
22	Tower B2	4BHK +4T+UTILITY	B2 1102	11	Unsold	1	208.241	2,241.506
23	Tower B2	4BHK +4T+UTILITY	B2 1201	12	Unsold	1	208.241	2,241.506
24	Tower B2	4BHK +4T+UTILITY	B2 1202	12	Unsold	1	208.241	2,241.506
25	Tower B2	4BHK +4T+UTILITY	B2 1201A	12A	Unsold	1	208.241	2,241.506
26	Tower B2	4BHK +4T+UTILITY	B2 1202A	12A	Unsold	1	208.241	2,241.506
27	Tower B2	4BHK +4T+UTILITY	B2 1401	14	Unsold	1	208.241	2,241.506
28	Tower B2	4BHK +4T+UTILITY	B2 1402	14	Unsold	1	208.241	2,241.506
29	Tower B2	4BHK +4T+UTILITY	B2 1501	15	Unsold	1	208.241	2,241.506
30	Tower B2	4BHK +4T+UTILITY	B2 1502	15	Unsold	1	208.241	2,241.506
31	Tower B2	4BHK +4T+UTILITY	B2 1601	16	Unsold	1	208.241	2,241.506
32	Tower B2	4BHK +4T+UTILITY	B2 1602	16	Unsold	1	208.241	2,241.506
33	Tower B2	4BHK +4T+UTILITY	B2 1701	17	Unsold	1	208.241	2,241.506
34	Tower B2	4BHK +4T+UTILITY	B2 1702	17	Unsold	1	208.241	2,241.506
35	Tower B2	4BHK +4T+UTILITY	B2 1801	18	Unsold	1	208.241	2,241.506
36	Tower B2	4BHK +4T+UTILITY	B2 1802	18	Unsold	1	208.241	2,241.506
37	Tower B2	4BHK +4T+UTILITY	B2 1901	19	Unsold	1	208.241	2,241.506
38	Tower B2	4BHK +4T+UTILITY	B2 1902	19	Unsold	1	208.241	2,241.506
39	Tower B2	4BHK +4T+UTILITY	B2 2001	20	Unsold	1	208.241	2,241.506
40	Tower B2	4BHK +4T+UTILITY	B2 2002	20	Unsold	1	208.241	2,241.506
41	Tower B2	4BHK +4T+UTILITY	B2 2101	21	Unsold	1	208.241	2,241.506
42	Tower B2	4BHK +4T+UTILITY	B2 2102	21	Unsold	1	208.241	2,241.506
43	Tower B2	4BHK +4T+UTILITY	B2 2201	22	Unsold	1	208.241	2,241.506
44	Tower B2	4BHK +4T+UTILITY	B2 2202	22	Unsold	1	208.241	2,241.506
45	Tower B2	4BHK +4T+UTILITY	B2 2301	23	Unsold	1	208.241	2,241.506
46	Tower B2	4BHK +4T+UTILITY	B2 2302	23	Unsold	1	208.241	2,241.506
47	Tower B2	4BHK +4T+UTILITY	B2 2401	24	Unsold	1	208.241	2,241.506
48	Tower B2	4BHK +4T+UTILITY	B2 2402	24	Unsold	1	208.241	2,241.506
49	Tower B2	4BHK +4T+UTILITY	B2 2501	25	Unsold	1	208.241	2,241.506
50	Tower B2	4BHK +4T+UTILITY	B2 2502	25	Unsold	1	208.241	2,241.506
51	Tower B2	4BHK +4T+UTILITY	B2 2601	26	Unsold	1	208.241	2,241.506
52	Tower B2	4BHK +4T+UTILITY	B2 2602	26	Unsold	1	208.241	2,241.506
53	Tower B2	4BHK +4T+UTILITY	B2 2701	27	Unsold	1	208.241	2,241.506
54	Tower B2	4BHK +4T+UTILITY	B2 2702	27	Unsold	1	208.241	2,241.506
55	Tower B2	4BHK +4T+UTILITY	B2 2801	28	Unsold	1	208.241	2,241.506
56	Tower B2	4BHK +4T+UTILITY	B2 2802	28	Unsold	1	208.241	2,241.506