

To,

The Haryana Rera,
Civil Lines, Gurugram
Haryana

Sub: Independent Auditor's Certificate for certifying Unsold Inventory at Project "Ashiana Mulberry Phase - IV" as on 31st July, 2025.

We, M/s B. Chhawchharia & Co., Statutory Auditors of the Company, have examined the total units to be made by the proponent M/s Ashiana Dwellings Private Limited having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata, 700071, West Bengal, India in its Project "Ashiana Mulberry Phase – IV".

Management Responsibility

1. The preparation of the statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents.

Auditor's Responsibility

2. Our responsibility is to report on the statement on the basis of the examination carried out by us. We have examined the following records, produced to us by the Company for the purpose of our examination:
 - a) **Sold Unsold report of units as on 31.07.2025**
 - b) **Trial Balance of the Company as on 31.07.2025**

We have not carried out an audit of the records and/or underlying records thereto. Our examination is limited to the verification of statement provided with aforesaid documents provided by the company and therefore, we do not comment on the completeness of the information contained in the statement. We have been represented that the data, documents and information provided to us are true and correct in all respects. We have relied on the said representation by the Company.

Conclusion

On the basis of our verification of books of account and other relevant records and documents as referred above, and according to the information, explanations and representations provided to us by the Management of the Company, we hereby certify that the Total Units to be constructed in



Ashiana Mulberry Phase – IV comprises of Tower T7 situated at Sector-2, Sohna, Gurugram, Haryana are 138 Units and all 138 Units are unsold as on 30.04.2025, the detailed break up of which is hereby annexed as **Annexure I**.

Restriction on Use

3. This certificate is addressed to the Haryana RERA and provided to the Company solely for 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. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **B. CHHAWCHHARIA & CO.**

Chartered Accountant

Firm Registration No.: 305123E



Abhishek Gupta

Partner

Membership No. 529082

Date: 5th August, 2025

Place: New Delhi

UDIN: 25529082 BMJACO 4687



LIST OF INVENTORY - ASHIANA MULBERRY PHASE - IV

SOLD INVENTORY

Sl. No.	Unit No.	Tower	Floor	Name of Customer	Carpet Area		Super Built-up	
					Sq. ft.	Sq. Mtr.	Sq. ft.	Sq. Mtr.
NIL								

UNSOLD INVENTORY

Sl. No.	Unit No.	Tower	Floor	Status	Carpet Area		Super Built-up	
					Sq. ft.	Sq. Mtr.	Sq. ft.	Sq. Mtr.
1	D - 126	T7	First	Unsold	1,272	118.16	2,300	213.68
2	E - 127	T7	First	Unsold	1,227	114.00	2,250	209.03
3	E - 130	T7	First	Unsold	1,227	114.00	2,250	209.03
4	D - 131	T7	First	Unsold	1,272	118.16	2,300	213.68
5	D - 226	T7	Second	Unsold	1,272	118.16	2,300	213.68
6	E - 227	T7	Second	Unsold	1,227	114.00	2,250	209.03
7	F - 228	T7	Second	Unsold	1,013	94.08	1,850	171.87
8	F - 229	T7	Second	Unsold	1,013	94.08	1,850	171.87
9	E - 230	T7	Second	Unsold	1,227	114.00	2,250	209.03
10	D - 231	T7	Second	Unsold	1,272	118.16	2,300	213.68
11	D - 326	T7	Third	Unsold	1,272	118.16	2,300	213.68
12	E - 327	T7	Third	Unsold	1,227	114.00	2,250	209.03
13	F - 328	T7	Third	Unsold	1,013	94.08	1,850	171.87
14	F - 329	T7	Third	Unsold	1,013	94.08	1,850	171.87
15	E - 330	T7	Third	Unsold	1,227	114.00	2,250	209.03
16	D - 331	T7	Third	Unsold	1,272	118.16	2,300	213.68
17	D - 426	T7	Fourth	Unsold	1,272	118.16	2,300	213.68
18	E - 427	T7	Fourth	Unsold	1,227	114.00	2,250	209.03
19	F - 428	T7	Fourth	Unsold	1,013	94.08	1,850	171.87
20	F - 429	T7	Fourth	Unsold	1,013	94.08	1,850	171.87
21	E - 430	T7	Fourth	Unsold	1,227	114.00	2,250	209.03
22	D - 431	T7	Fourth	Unsold	1,272	118.16	2,300	213.68
23	D - 526	T7	Fifth	Unsold	1,272	118.16	2,300	213.68
24	E - 527	T7	Fifth	Unsold	1,227	114.00	2,250	209.03
25	F - 528	T7	Fifth	Unsold	1,013	94.08	1,850	171.87
26	F - 529	T7	Fifth	Unsold	1,013	94.08	1,850	171.87
27	E - 530	T7	Fifth	Unsold	1,227	114.00	2,250	209.03
28	D - 531	T7	Fifth	Unsold	1,272	118.16	2,300	213.68
29	D - 626	T7	Sixth	Unsold	1,272	118.16	2,300	213.68
30	E - 627	T7	Sixth	Unsold	1,227	114.00	2,250	209.03
31	F - 628	T7	Sixth	Unsold	1,013	94.08	1,850	171.87
32	F - 629	T7	Sixth	Unsold	1,013	94.08	1,850	171.87
33	E - 630	T7	Sixth	Unsold	1,227	114.00	2,250	209.03
34	D - 631	T7	Sixth	Unsold	1,272	118.16	2,300	213.68
35	D - 726	T7	Seventh	Unsold	1,272	118.16	2,300	213.68
36	E - 727	T7	Seventh	Unsold	1,227	114.00	2,250	209.03
37	F - 728	T7	Seventh	Unsold	1,013	94.08	1,850	171.87
38	F - 729	T7	Seventh	Unsold	1,013	94.08	1,850	171.87
39	E - 730	T7	Seventh	Unsold	1,227	114.00	2,250	209.03
40	D - 731	T7	Seventh	Unsold	1,272	118.16	2,300	213.68
41	D - 826	T7	Eighth	Unsold	1,272	118.16	2,300	213.68
42	E - 827	T7	Eighth	Unsold	1,227	114.00	2,250	209.03
43	F - 828	T7	Eighth	Unsold	1,013	94.08	1,850	171.87
44	F - 829	T7	Eighth	Unsold	1,013	94.08	1,850	171.87
45	E - 830	T7	Eighth	Unsold	1,227	114.00	2,250	209.03
46	D - 831	T7	Eighth	Unsold	1,272	118.16	2,300	213.68
47	D - 926	T7	Nineth	Unsold	1,272	118.16	2,300	213.68
48	E - 927	T7	Nineth	Unsold	1,227	114.00	2,250	209.03
49	F - 928	T7	Nineth	Unsold	1,013	94.08	1,850	171.87
50	F - 929	T7	Nineth	Unsold	1,013	94.08	1,850	171.87
51	E - 930	T7	Nineth	Unsold	1,227	114.00	2,250	209.03
52	D - 931	T7	Nineth	Unsold	1,272	118.16	2,300	213.68
53	D - 1026	T7	Tenth	Unsold	1,272	118.16	2,300	213.68



Sl. No.	Unit No.	Tower	Floor	Status	Carpet Area		Super Built-up	
					Sq. ft.	Sq. Mtr.	Sq. ft.	Sq. Mtr.
54	E - 1027	T7	Tenth	Unsold	1,227	114.00	2,250	209.03
55	F - 1028	T7	Tenth	Unsold	1,013	94.08	1,850	171.87
56	F - 1029	T7	Tenth	Unsold	1,013	94.08	1,850	171.87
57	E - 1030	T7	Tenth	Unsold	1,227	114.00	2,250	209.03
58	D - 1031	T7	Tenth	Unsold	1,272	118.16	2,300	213.68
59	D - 1126	T7	Eleventh	Unsold	1,272	118.16	2,300	213.68
60	E - 1127	T7	Eleventh	Unsold	1,227	114.00	2,250	209.03
61	F - 1128	T7	Eleventh	Unsold	1,013	94.08	1,850	171.87
62	F - 1129	T7	Eleventh	Unsold	1,013	94.08	1,850	171.87
63	E - 1130	T7	Eleventh	Unsold	1,227	114.00	2,250	209.03
64	D - 1131	T7	Eleventh	Unsold	1,272	118.16	2,300	213.68
65	D - 1226	T7	Twelveth	Unsold	1,272	118.16	2,300	213.68
66	E - 1227	T7	Twelveth	Unsold	1,227	114.00	2,250	209.03
67	F - 1228	T7	Twelveth	Unsold	1,013	94.08	1,850	171.87
68	F - 1229	T7	Twelveth	Unsold	1,013	94.08	1,850	171.87
69	E - 1230	T7	Twelveth	Unsold	1,227	114.00	2,250	209.03
70	D - 1231	T7	Twelveth	Unsold	1,272	118.16	2,300	213.68
71	D - 12A26	T7	Thirteenth	Unsold	1,272	118.16	2,300	213.68
72	E - 12A27	T7	Thirteenth	Unsold	1,227	114.00	2,250	209.03
73	F - 12A28	T7	Thirteenth	Unsold	1,013	94.08	1,850	171.87
74	F - 12A29	T7	Thirteenth	Unsold	1,013	94.08	1,850	171.87
75	E - 12A30	T7	Thirteenth	Unsold	1,227	114.00	2,250	209.03
76	D - 12A31	T7	Thirteenth	Unsold	1,272	118.16	2,300	213.68
77	D - 1426	T7	Fourteenth	Unsold	1,272	118.16	2,300	213.68
78	E - 1427	T7	Fourteenth	Unsold	1,227	114.00	2,250	209.03
79	F - 1428	T7	Fourteenth	Unsold	1,013	94.08	1,850	171.87
80	F - 1429	T7	Fourteenth	Unsold	1,013	94.08	1,850	171.87
81	E - 1430	T7	Fourteenth	Unsold	1,227	114.00	2,250	209.03
82	D - 1431	T7	Fourteenth	Unsold	1,272	118.16	2,300	213.68
83	D - 1526	T7	Fifteenth	Unsold	1,272	118.16	2,300	213.68
84	E - 1527	T7	Fifteenth	Unsold	1,227	114.00	2,250	209.03
85	F - 1528	T7	Fifteenth	Unsold	1,013	94.08	1,850	171.87
86	F - 1529	T7	Fifteenth	Unsold	1,013	94.08	1,850	171.87
87	E - 1530	T7	Fifteenth	Unsold	1,227	114.00	2,250	209.03
88	D - 1531	T7	Fifteenth	Unsold	1,272	118.16	2,300	213.68
89	D - 1626	T7	Sixteenth	Unsold	1,272	118.16	2,300	213.68
90	E - 1627	T7	Sixteenth	Unsold	1,227	114.00	2,250	209.03
91	F - 1628	T7	Sixteenth	Unsold	1,013	94.08	1,850	171.87
92	F - 1629	T7	Sixteenth	Unsold	1,013	94.08	1,850	171.87
93	E - 1630	T7	Sixteenth	Unsold	1,227	114.00	2,250	209.03
94	D - 1631	T7	Sixteenth	Unsold	1,272	118.16	2,300	213.68
95	D - 1726	T7	Seventeenth	Unsold	1,272	118.16	2,300	213.68
96	E - 1727	T7	Seventeenth	Unsold	1,227	114.00	2,250	209.03
97	F - 1728	T7	Seventeenth	Unsold	1,013	94.08	1,850	171.87
98	F - 1729	T7	Seventeenth	Unsold	1,013	94.08	1,850	171.87
99	E - 1730	T7	Seventeenth	Unsold	1,227	114.00	2,250	209.03
100	D - 1731	T7	Seventeenth	Unsold	1,272	118.16	2,300	213.68
101	D - 1826	T7	Eighteenth	Unsold	1,272	118.16	2,300	213.68
102	E - 1827	T7	Eighteenth	Unsold	1,227	114.00	2,250	209.03
103	F - 1828	T7	Eighteenth	Unsold	1,013	94.08	1,850	171.87
104	F - 1829	T7	Eighteenth	Unsold	1,013	94.08	1,850	171.87
105	E - 1830	T7	Eighteenth	Unsold	1,227	114.00	2,250	209.03
106	D - 1831	T7	Eighteenth	Unsold	1,272	118.16	2,300	213.68
107	D - 1926	T7	Nineteenth	Unsold	1,272	118.16	2,300	213.68
108	E - 1927	T7	Nineteenth	Unsold	1,227	114.00	2,250	209.03
109	F - 1928	T7	Nineteenth	Unsold	1,013	94.08	1,850	171.87
110	F - 1929	T7	Nineteenth	Unsold	1,013	94.08	1,850	171.87
111	E - 1930	T7	Nineteenth	Unsold	1,227	114.00	2,250	209.03
112	D - 1931	T7	Nineteenth	Unsold	1,272	118.16	2,300	213.68
113	D - 2026	T7	Twenty	Unsold	1,272	118.16	2,300	213.68
114	E - 2027	T7	Twenty	Unsold	1,227	114.00	2,250	209.03
115	F - 2028	T7	Twenty	Unsold	1,013	94.08	1,850	171.87
116	F - 2029	T7	Twenty	Unsold	1,013	94.08	1,850	171.87



Sl. No.	Unit No.	Tower	Floor	Status	Carpet Area		Super Built-up	
					Sq. ft.	Sq. Mtr.	Sq. ft.	Sq. Mtr.
117	E - 2030	T7	Twenty	Unsold	1,227	114.00	2,250	209.03
118	D - 2031	T7	Twenty	Unsold	1,272	118.16	2,300	213.68
119	D - 2126	T7	Twenty First	Unsold	1,272	118.16	2,300	213.68
120	F - 2128	T7	Twenty First	Unsold	1,013	94.08	1,850	171.87
121	F - 2129	T7	Twenty First	Unsold	1,013	94.08	1,850	171.87
122	D - 2131	T7	Twenty First	Unsold	1,272	118.16	2,300	213.68
123	D - 2226	T7	Twenty Second	Unsold	1,272	118.16	2,300	213.68
124	F - 2228	T7	Twenty Second	Unsold	1,013	94.08	1,850	171.87
125	F - 2229	T7	Twenty Second	Unsold	1,013	94.08	1,850	171.87
126	D - 2231	T7	Twenty Second	Unsold	1,272	118.16	2,300	213.68
127	D - 2326	T7	Twenty Third	Unsold	1,272	118.16	2,300	213.68
128	F - 2328	T7	Twenty Third	Unsold	1,013	94.08	1,850	171.87
129	F - 2329	T7	Twenty Third	Unsold	1,013	94.08	1,850	171.87
130	D - 2331	T7	Twenty Third	Unsold	1,272	118.16	2,300	213.68
131	D - 2426	T7	Twenty Fourth	Unsold	1,272	118.16	2,300	213.68
132	F - 2428	T7	Twenty Fourth	Unsold	1,013	94.08	1,850	171.87
133	F - 2429	T7	Twenty Fourth	Unsold	1,013	94.08	1,850	171.87
134	D - 2431	T7	Twenty Fourth	Unsold	1,272	118.16	2,300	213.68
135	D - 2526	T7	Twenty Fifth	Unsold	1,272	118.16	2,300	213.68
136	F - 2528	T7	Twenty Fifth	Unsold	1,013	94.08	1,850	171.87
137	F - 2529	T7	Twenty Fifth	Unsold	1,013	94.08	1,850	171.87
138	D - 2531	T7	Twenty Fifth	Unsold	1,272	118.16	2,300	213.68
					1,61,304.00	14,983.84	2,93,800.00	27,294.96

