

**ANNEXURE 6-C**

**CHARTERED ACCOUNTANTS CERTIFICATE**

**(On Letter Head)**

**To whom so ever it may concern**

<b>REPORT FOR QUARTER ENDING</b>	<b>31<sup>st</sup> March -2022</b>
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**Subject:** Certificate for withdrawal of money from separate RERA account at the end of the quarter:

<b>Sr. No.</b>	<b>Particulars</b>	<b>Information</b>
1.	Project/Phase of the project	Ashiana Anmol, Phase-2
2.	Location	Sector- 33, Village Dhunela, Tehsil Sohna, Gurgaon, Haryana
3.	Area in acres	2.40928
4.	HARERA Registration No.	50 of 2021
5.	Name of Licensee	Universe Heights (India) Pvt. Ltd
6.	Name of Collaborator	NA
7.	Name of Developer	Ashiana Housing Limited
8.	Estimated Cost of real estate project	1,44,53,13,920.00

Sir,

1. I/ We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	13 <sup>th</sup> Jan-2022
112.	Name of chartered accountant firm/individual	B. Chhawchharia & Co.



2. 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 B below.

Yours Faithfully,

For B. Chhawchharia & Co.  
Chartered Accountants  
Firm Registration no. 305123E

*Abhishek Gupta*

Abhishek Gupta

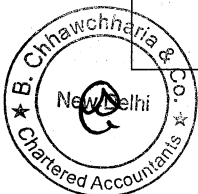
Membership No 529082

Dated 14<sup>th</sup> April-2022

Udin - 22529082AHCRA2651

**Table -A**

Sr. No	Particulars	Amount (in Rs.)	
		Estimated (Column - A)	Incurred & Paid (Column - B)
1.	(I) Land Cost: Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	35,76,87,488.00	11,76,92,828.00
	Total land cost	35,76,87,488.00	11,76,92,828.00
	(II) Development Cost/Cost of Construction:	Estimated (Column - A)	Incurred & Paid (Column - B)
	a. (i) Estimated Cost of Construction as certified by Engineer (Column - A)	48,22,64,863.00	-
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	6,34,05,000.00	-
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)	-	76,12,00,67.00
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B)	-	99,21,000.00
	<b>Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)</b>		



	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	33,15,79,709.00	9,22,45,027.00
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	21,03,76,860.00	12,94,82,211.00
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
	<b>Total development cost</b>	<b>1,44,53,13,920.00</b>	<b>42,54,61,133.00</b>
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	1,44,53,13,920.00	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B	42,54,61,133.00	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As Per enclosed Architect Certificate	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	29.44%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	42,54,61,133.00	
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	9,97,11,000.00	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	32,57,50,133.00	



**Table- B**

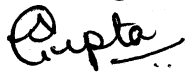
**Details of RERA Bank Account:**

Bank Name	HIDFC Bank Limited
Branch Name	Ashiana Anmol PH-2 U/o AHL Rera A/c
Account No.	5020005967451
IFSC Code	HDFC0000027
Opening Balance (as on 1 <sup>st</sup> Jan-2022)	31498330.78
Deposits during the period	70588474.04
Withdrawals during the period	99711000.00
Closing Balance (as 31 <sup>st</sup> March -2022)	2375804.82

3. This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules 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) 31.03.2022.
4. 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.

Yours Faithfully,

For B. Chhawchharia & Co.  
Chartered Accountants  
Firm Registration no. 305123E



Abhishek Gupta

Membership No 529082

Dated 14<sup>th</sup> April-2022

Ud.in - 22529082AHCRA2651



### ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	101,98,52,787/-
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	60,15,91,896/-
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	96
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	1,02,27,42,472/-
4.	Estimated receivables of ongoing project. Sum of (2 + 3ii)	1,62,43,34,368/-
5.	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. )	1,13,70,34,057/-

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules 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) 31<sup>st</sup> March -2022.

Yours Faithfully,

For B. Chhawchharia & Co.  
Chartered Accountants  
Firm Registration no. 305123E

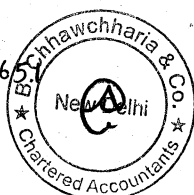


Abhishek Gupta

Membership No 529082

Dated 14<sup>th</sup> April-2022

Udin-22529082AHCRHA265



**Annexure-A 5**

**Statement for calculation of Receivables from the Sales of the ongoing real estate project: Anmol, Phase 2**

**Booked Inventory (Till Mar 22)**

**In case of group housing colony**

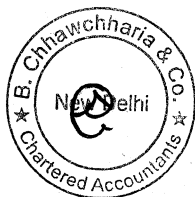
Sr.No	Tower no.	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda / covered car parking (Sq. Mts.)	Total no. of booked units	Total unit consideration amount as per Agreement/ letter of allotment (including EDC/IDC)	Received Amount up to end of reporting period till 31.12.2021 (including EDC/IDC)	Balance Amount as on end of reporting period Till 31.12.2021 (including EDC/IDC)
1.	B6	Lavender 3	109.60	17.27	17	172285529	37883719	134401810
		Lavender 2	92.55	14.84	11	96391875	19866643	76525232
2.	B7	Lavender 2	92.55	14.84	9	78348716	12775002	65573714
		Magnolia 2	72.46	11.79	23	156557178	33530430	123026748
3.	B8	Lavender 2	92.55	14.84	7	58729592	7743470	50986122
		Tulip 2	117.28	16.78	17	179685466	28607196	151078270
		Total	576.99	90.36	84	741998356	140406460	601591896

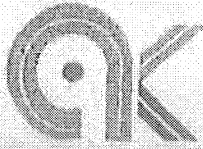


### Unsold Inventory Valuation

Of the Residential/commercial premises Rs. \_\_\_\_\_ per sm.

Sr.No.	Tower/Block	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/covered car parking (Sq. Mts.)	Total unsold inventory	Estimated amount of sale proceeds (including EDC/IDC)
1.	B6	Lavender 3	109.60	17.27	13	151415223
		Lavender 2	92.55	14.84	19	193283834
2.	B7	Lavender 2	92.55	14.84	21	215816606
		Magnolia 2	72.46	11.79	7	57707515
3.	B8	Lavender 2	92.55	14.84	23	237226378
		Tulip 2	117.28	16.78	13	167292916
		Total	576.99	90.36	96	1022742472





**ATUL KUMAR & ASSOCIATES**  
B-15, Navkunj Apartments, I.P Extension, Patparganj, Delhi 110092. PH.: 9811255789  
E-mail: atul.kumarass@gmail.com

### ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

<b>REPORT FOR QUARTER ENDING</b>	<b>Mar 2022</b>
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**Subject:** Certificate of progress of construction work:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Ashiana Anmol Ph II
ii.	Location	Sec 33, vill. Dhunlea, Sohna, Gurugram
iii.	Area in acres	2.40928 acres
vi.	HARERA Registration No.	50 of 2021
v.	Name of Licensee	Universe Heights (India ) Pvt Ltd
vi.	Name of Collaborator	NA
vii.	Name of Developer	Ashiana Housing Limited

Sir,

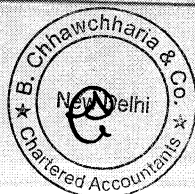
1. I/ We have undertaken assignment as architect for certifying progress of construction work in the above mentioned project as per the approved plans.

i.	Date of certifying of percentage of construction work/ site inspection	31-Mar-2022
ii.	Name of Architect/Architect's firm	Atul Kumar & Associates
iii.	Date of site inspection	2-Apr-2022

2. Following technical professionals are appointed by Promoter: - (as applicable)

Sr.No.	Consultants	Name
i.	Site Engineer	Ramvilas Sharma
ii.	Structural Consultant	R.K. Bhola
iii.	Proof Consultant	-

Pan Number: AAMPK76646  
GSTIN: 07AAMPK7664GIZB



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Reg. No. : CA/78/4549

14/4/22



vi.	MEP Consultant	V.S. Kukreja
v.	Site supervisor/incharge	-

3. I certify that as on the date, the percentage of work done in the project for each of the building/tower of the real estate project/phase of the project under HARERA is as per table A and table B given herein below. The percentage of the work executed with respect to each of the activity of the entire project/phase is detailed in table A and B.

Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) with stamp of Architect **ATUL KUMAR**

Council of Architects (CoA) Registration No. CA/ 78 / 4548.

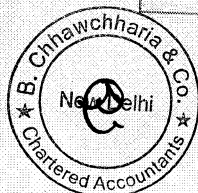
Council of Architects (CoA) Registration valid till (Date) 31<sup>st</sup> Dec 2028.

**Table - A**

Building/Tower no. \_\_\_\_\_ (to be prepared separately for each building/tower in the project/phase of the project)

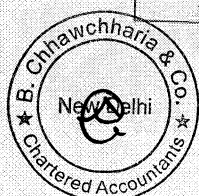
Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage of total proposed work
<b>A1</b>	<b>SUB- STRUCTURE STATUS</b>		
1.	Excavation		80%
2.	Laying of foundation	-	
	i. Raft	-	80%
	ii. Pile	-	NA
3.	Number of basement(s)		
	.....		
	i. Basement level 1		18%
	ii. Basement level 2*		NA
4.	Waterproofing of the above sub-structure (wherever applicable)		0%



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A2	SUPER- STRUCTURE STATUS					
5.	Total floors in the tower/building				G+14	
6.	Total area on each floor				0%	
7.	Stilt Floor/ Ground Floor				0%	
8.	Status of laying of slabs floor wise				0%	
	Cumulative number of slabs in the building/tower..... laid by end of quarter				Zero	
9.	Status of construction					
	i. Walls on floors				0%	
	ii. Staircase				0%	
	iii. Lift wells along with water proofing				0%	
	iv. Lift lobbies /common areas floor wise				0%	
10.	Fixing of door and window frames in flats/units				0%	
11.	Status of MEP		Internal (within Flat)	External works	Internal (within Flat)	External works
	i. Mechanical works				NA	NA
	ii. Electrical works including wiring				0%	0%
	iii. Plumbing works				0%	0%
12.	Status of wall finishing ( plaster/paint/whitewashing/coating)					
	i. External				0%	
	ii. Internal				0%	
13.	Status of wall tiling					
	i. In bathroom				0%	
	ii. In Kitchen				0%	
14.	Status of flooring					



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Reg. No. : CA/78/4549

1/4/22



	i. Common areas		0%
	ii. Units/flats		0%
15.	Status of other civil works		
	i. Staircase with railing		0%
	ii. Lift wells		0%
	iii. Lift lobbies /common areas floor wise		0%
16.	Status of Installation		
	(Within flat/unit)		
	i. Doors and windows panels		0%
	ii. Sanitary Fixtures		0%
	iii. Modular Kitchen		0%
	iv. Electrical fittings/Lighting		0%
	v. Gas piping (if any)		0%
	(Other than flat/units)		
	vi. Lifts installation		0%
	vii. Overhead tanks		0%
	viii. Underground water tank		0%
	ix. Fire fighting fittings and equipment's as per CFO NOC		0%
	x. Electrical fittings in common areas		0%
	xi. Compliance to conditions of environment /CRZ NOC		Done
17.	Waterproofing of terraces		0%
18.	Entrance lobby finishing		0%
19.	Status of construction of Compound wall		0%

**Note: (\*) Extend rows as per requirement**

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Reg. No. : CA/78/454



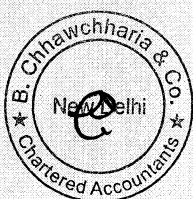
Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage Work Done	Remarks
<b>B-1 Services</b>				
1.	Internal roads & pavements	YES	0%	
2.	Parking		0%	
	Covered no _____	YES	0%	
	Open no _____	YES	0%	
3.	Water supply	YES	0%	
4.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	
5.	Storm water drains	YES	0%	
6.	Landscaping & tree plantation	YES	0%	
7.	Parks and playgrounds	YES	0%	
	Fixing of children play equipment's	YES	0%	
	Benches	YES	0%	
8.	Shopping Area	NO	0%	
9.	Street Lighting/Electrification	YES	0%	
10.	Treatment and disposal of sewage and sullage water/STP	YES	0%	
11.	Solid Waste Management & disposal	YES	0%	
12.	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	0%	
13.	Energy management (Solar)	YES	0%	
14.	Fire Protection and Fire Safety Requirements	YES	0%	
15.	Electrical meter room, Sub-Station, Receiving station	YES	0%	
16.	Other (option to add more)		0%	
<b>B-2</b>	<b>Community building to be</b>			

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	<b>transferred to RWA</b>			
17.	Community centre	NA	NA	
18.	Others	NA	NA	
<b>B-3</b>	<b>Community buildings not to be transferred to RWA/Competent Authority</b>			
19.	Schools			
20.	Dispensary	NA	NA	
21.	Club			
22.	Others	NA	NA	
<b>B-4</b>	<b>Services /facilities to be transferred to the Competent Authority</b>			
23.	*			



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Reg. No. : CA/78/4549

12/4/22