VMSS & ASSOCIATES
Chartered Accountants

DJ 1226, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI -110025, INDIA
TELEFAX (91-11) 4108 1003 • E-MAIL : vmss.delhi@gmail.com

Chartered Accountants Certificate

Report for month ending	30th Sept ,2026
Subject	Certificate for withdrawal of money from separate RERA accountant the end of the month

1 I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the month.

Sr. No.	Particulars	Information
1.1	Project/phase of the project	Ashiana Aaroham Phase I
1.2	Location	Sector -80, Gurugram, Haryana
1.3	Licensed area in acres	10.8 acres
1.4	Area for registration in acres	4.66 acres
1.5	HARERA registration no.	117 of 2025
1.6	Name of licensee	Ashiana Housing Limited
1.7	Name of collaborator	NA
1.8	Name of developer	Ashiana Housing Limited
1.9	Estimated cost of real estate project	27,627.71/- (figure in Lacs)

2 Details related to inspection are as under

2.1	Date of certifying withdrawal of money from separate RERA account at the end of the month	30th Sept ,2026
2.2	Name of chartered accountant firm/ individual	VMSS & Associates

3 I certify withdrawal of money from separate RERA account at the end of the month 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 30.09.2026

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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

Date	13th Oct, 2026	Yours faithfully,
Place	New Delhi	Mahendra Jain
For (name of CA firm)	VMSS & Associates	Firm Registration No: 328952E
Partner/ proprietor Membership No.	413904	UDIN:

VMSS & Associates New Delhi Chartered Accountants

Table – A					
Project cost details (in lacs)					
Sr. No.	**Particulars**	**Estimated (Column-A)**		**(Column - B)**	
		Amount (in Rs. Lacs)	**(%) of total Project**	**Incurred & Paid**	**(%) of Total Incurred**
1	**Land Cost***	7,310.53	26	1,296	17.7
2	**External DevelopmentCharges**	-	-	-	-
3	**Infrastructure Development Charges**	-	-	-	-
4	**Internal Development Works**	741.25	3	-	-
5	**Cost of construction**	11,047.02	40	1,708	-
6	**Cost of construction of community facilities**	1,393.72	5	-	-
7	**Other costs**	7,135.20	26	2,809	39.4
8	**Customer Refund**			1,507	
9	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)	27,627.71			
10	**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)	27,628			
11	**Percentage of completion of construction work** (as per project architect's certificate by the end of month/quarter)	As per enclosed Architects Certificate dated 07.10.2026			
12	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)	1.000			
13	Amount which can be withdrawn from the separate RERA bank account. Total estimated cost x proportion of cost incurred and paid i.e. Total authorised withdrawal up till now.(Sr. No. 8*Sr No. 11)	27628			
14	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	6,948.55			
15	Net amount which can be withdrawn from the separate RERA bank account under this certificate	20,679.45			

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."

Note 2 (i): - Amount which can be withdrawn from the separate RERA bank account (Point 13 above) includes the amount that has been refunded to applicants on non allotment of units. The company had collected (Net) Rs. 3258 Lacs from the applicants along with Expression of Interest(EOI) which was deposited in master collection account and out of which Rs.765 Lacs was refundable to the applicants due to non-allotment. Out of the total refundable amount Rs 2152.76 Lacs has been refunded till 30th September 2026. 70% of the said refund amount till 30th September 2026 i.e. Rs. 1506.93 lacs (refer Point 8 above) has been included in the Amount which can be withdrawn from seperate RERA Bank account (Refer Points 13 above) and has been allowed to be withdrawn through this certificate in terms of RERA.

(ii) The company had collected Rs 1098 Lacs in Master Collection Account of Phase 1(including 927.85 lacs through EOI as mentioned in Point (i) above) which is pertaining to"Ashiana Aaroham Phase 2". The company has subsequently deposited in "Ashiana Aaroham Phase 2 Master Collection account" before issuance of this certificate.



Table – B		
Details of SEPARATE RERA bank account:		
1	Bank Name	ICICI Bank Limited
2	Branch Name	Gurgaon-sector Ninety-Three
3	Account No.	008305019637
4	IFSC code	ICIC0005891
5	Opening balance at the end of previous month (as on 01-07-26)	108.39
6	Deposits during the quarter under report	2472.56
7	Withdrawals during the quarter under report	1481
8	FDR Made	1821
9	FDR Matured	729.17
8	Closing balance at the end of the Month (as on 30-09-2026)	8.12



Biswajit Sengupta .
a r c h i t e c t
b.arch.,fiia.,aiiid
ph- **09887488263/9672972807, 01493-515305**
A 305, Block 2, RANGOLI, Ashiana Village
Bhiwadi 301019, Alwar, Rajasthan
email: bsen.architect@gmail.com
Date 07.10.2026

ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR QTR ENDING	Sept.-2026

Subject: Certificate of progress of construction work:

Sr. No.	**Particulars**	**Information**
i.	Project/Phase of the project	Ashiana Aaroham Ph I
ii.	Location	Sec 80, Naurangpur Road, Gurugram
iii.	Area in acres	4.66Acres
vi.	HARERA Registration No.	117 OF 2025
v.	Name of Licensee	Ashiana Housing Limited
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	30 th Sept.'26
ii.	Name of Architect/Architect's firm	BISWAJIT SENGUPTA
iii.	Date of site inspection	1st Oct.'26

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

Sr.No.	Consultants	Name
i.	Site Engineer	Vikas
ii.	Structural Consultant	Dr. Rajeev Dua
iii.	Proof Consultant	-

VMSS & Associates
New Delhi
Chartered Accountants

BISWAJIT SENGUPTA
B. Arch, FIIA, AIIID
Regd. Architect : CA/75/886

vi.	MEP Consultant	Mr. Anand Havelia
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,

BISWAJIT SENGUPTA
B. Arch, FIIA, AIIID
Regd. Architect : CA/75/886

Signature & Name (IN BLOCK LETTERS) with stamp of Architect BISWAJIT SENGUPTA
Council of Architects (CoA) Registration No. CA/ 75 / 886 .

Council of Architects (CoA) Registration valid till (Date) 31st 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
A1	**SUB- STRUCTURE STATUS**		
1.	Excavation		100%
2.	Laying of foundation	-	
	i. Raft	-	100 %
	ii. Pile	-	NA
3.	Number of basement(s)		
	i. Basement level 1		100%
	ii. Basement level 2		NA
4.	Waterproofing of the above sub-structure(wherever applicable)		0%
A2	**SUPER- STRUCTURE STATUS**		
5.	Total floors in the tower/building		G+23
6.	Total area on each floor		
7.	Stilt Floor/ Ground Floor		
8.	Status of laying of slabs floor wise		
	Cumulative number of slabs in the		

VMSS New Delhi Chartered Accountants

BISWAJIT SENGUPTA
B. Arch, FIIA, AIIID
Regd. Architect : CA/75/886

	building/tower T3, T4 laid by end of quarter				
9.	Status of construction				
	i. Walls on floors				
	ii. Staircase				
	iii. Lift wells along with water proofing				
	iv. Lift lobbies /common areas floor wise				
10.	Fixing of door and window frames in flats/units				
11.	Status of MEP	Internal (within Flat)	External works	Internal (within Flat)	External works
	i. Mechanical works			NA	NA
	ii. Electrical works including wiring				
	iii. Plumbing works				
12.	Status of wall finishing (plaster/paint/whitewashing/coating)				
	i. External				
	ii. Internal				
13.	Status of wall tiling				
	i. In bathroom				
	ii. In Kitchen				
14.	Status of flooring				
	i. Common areas				
	ii. Units/flats				
15.	Status of other civil works				
	i. Staircase with railing				
	ii. Lift wells				
	iii. Lift lobbies /common areas floor wise				
16.	Status of Installation				
	(Within flat/unit)				
	i. Doors and windows panels				
	ii. Sanitary Fixtures				

VMSS & Associates ★ Chartered Accountants ★ New Delhi

BISWAJIT SENGUPTA
B. Arch, FIIA, AIIID
Regd. Architect : CA/75/886

	iii. Modular Kitchen		
	iv. Electrical fittings/Lighting		
	v. Gas piping (if any)		
	(Other than flat/units)		
	vi. Lifts installation		
	vii. Overhead tanks		
	viii. Underground water tank		
	ix. Firefighting fittings and equipment's as per CFO NOC		
	x. Electrical fittings in common areas		
	xi. Compliance to conditions of environment /CRZ NOC		
17.	Waterproofing of terraces		
18.	Entrance lobby finishing		
19.	Status of construction of Compound wall		

Note: (*) Extend rows as per requirement

Table – B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
	B-1 Services			
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%	

VMSS & Associates New Delhi Chartered Accountants

BISWAJIT SENGUPTA
B. Arch, FIA, AIIID
Regd. Architect : CA/75/886

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		0%	
12.	Water Conservation, Rain Water Harvesting, Percolating Well/Pit		0%	
13.	Energy management (Solar)		0%	
14.	Fire Protection and Fire Safety Requirements		0%	
15.	Electrical meter room, Sub-Station, Receiving station		0%	
16.	Other (option to add more)		0%	
B-2	**Community building to be transferred to RWA**			
17.	Community centre	NA	NA	
18.	Others	NA	NA	
B-3	**Community buildings not to be transferred to RWA/Competent Authority**			
19.	Schools	_____	_____	
20.	Dispensary	NA	NA	
21.	Club	_____	_____	
22.	Others	NA	NA	
B-4	**Services /facilities to be transferred to the Competent Authority**	_____	_____	
23.	*			

VMSS & Associates
New Delhi
Chartered Accountants

BISWAJIT SENGUPTA
B. Arch, FIIA, AIIID
Regd. Architect : CA/75/886