**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 II |
| 1.2 | Location | Sector -80, Gurugram, Haryana |
| 1.3 | Licensed area in acres | 10.8 acres |
| 1.4 | Area for registration in acres | 3.59 acres |
| 1.5 | HARERA registration no. | 10 of 2026 |
| 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 | 29,565.63 /- (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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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*** | 7,246.47 | 25 | 739 | 10.2 |
| 2 | **External DevelopmentCharges** | - | - | - | - |
| 3 | **Infrastructure Development Charges** | - | - | - | - |
| 4 | **Internal Development Works** | 1,188.91 | 4 | - | - |
| 5 | **Cost of construction** | 11,133.81 | 38 | 452 | - |
| 6 | **Cost of construction of community facilities** | - | - | - | - |
| 7 | **Other costs** | 9,996.45 | 34 | 2,882 | 28.8 |
| 8 | **Customer Refund** | | | 148 | |
| 9 | **Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A) | 29,565.63 | | | |
| 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) | 4,221 | | | |
| 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) | 0.143 | | | |
| 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) | 4221 | | | |
| 14 | Less amount withdrawn till date of this certificate as per the books of accounts and bank statement | 3,663.00 | | | |
| 15 | Net amount which can be withdrawn from the separate RERA bank account under this certificate | 558 | | | |
| Note: - Proportionate land cost for the quarter shall be worked out by dividing the total land cost by total number of quarters in which project is proposed to be completed. | | | | | |

* Land cost includes actual interest paid for acquisition of land.

| Table – B | | |
|---|---|---|
| **Details of SEPARATE RERA bank account:** | | |
| 1 | Bank Name | ICICI Bank Limited |
| 2 | Branch Name | Gurgaon-sector Ninety-Three |
| 3 | Account No. | 777705229202 |
| 4 | IFSC code | ICIC0005891 |
| 5 | Opening balance at the end of previous month (as on 01-07-2026) | 236.34 |
| 6 | Deposits during the quarter under report | 2453.3 |
| 7 | Withdrawals during the quarter under report | 1054 |
| 8 | FDR Made | 2207.5 |
| 9 | FDR Matured | 585.86 |
| 10 | Closing balance at the end of the Month (as on 30-09-2026) | 14 |

VMSS & Associates ★ Chartered Accountants ★ New Delhi

**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 II |
| ii. | Location | Sec 80, Naurangpur Road, Gurugram |
| iii. | Area in acres | 3.59Acres |
| vi. | HARERA Registration No. | 10 OF 2026 |
| 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 | 30th 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 |

VMSS & Associates
New Delhi
Chartered Accountants

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

| | | |
|---|---|---|
| iii. | Proof Consultant | - |
| 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 | | 0% |
| | 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 | | |

VMSS & Associates ★ Chartered Accountants ★ New Delhi

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

| | | | | | |
|---|---|---|---|---|---|
| | Cumulative number of slabs in the building/tower T1, T2 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, FIA, 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 ★ Chartered Accountants ★ New Delhi

BISWAJIT SENGUPTA
B. Arch, FIIA, 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. | * | | | |

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

V.M.S.S. & Associates
New Delhi
Chartered Accountants