VMSS & ASSOCIATES
Chartered Accountants

DJ 1226, DLF TOWER B, JASOLA DISTRICT CENTRE, JASOLA, NEW DELHI -110025, INDIA
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Chartered Accountants Certificate

Report for the Month ending		30th Sept,2026	
Subject		Certificate for withdrawal of money from separate RERA 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.		
	Sr. No.	Particulars	Information
	1.1	Project/phase of the project	Ashiana Amarah Ph-1 & Ph-1A
	1.2	Location	Gurugram Sec-93
	1.3	Licensed area in acres	22.344 acres
	1.4	Area for registration in acres	5.041acres
	1.5	HARERA registration no.	65 of 2022
	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	20635/- (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 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 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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:

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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***	6,816	38	7,407	108.7
2	**External Development Charges**	-	-	-	-
3	**Infrastructure Development Charges**	-	-	-	-
4	**Internal Development Works**	1,005	6	774	77.0
5	**Cost of construction**	7,087	39	8,484	119.7
6	**Cost of construction of community facilities**	713	4	735	103.1
7	**Other costs**	2,535	14	3,677	145.0
8	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)	18,156			
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)	21,077			
10	**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			
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)	116.09%			
12	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)	21077.00			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	17,838.00			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3239.00			
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."					

* 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	Preet Vihar
3	Account No.	777705227007
4	IFSC code	ICIC0000037
5	Opening balance at the end of previous month (as on 01-07-2026)	0.00
6	Deposits during the quarter under report	1585.55
7	Fixed Deposit Matured	
8	Fixed Deposit Made	
9	Withdrawals during the quarter under report	1583.82
10	Closing balance at the end of the Month (as on 30-09-2026)	1.73

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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 QUARTER ENDING	30th Sept'26

Subject: Certificate of progress of construction work:

Sr. No.	**Particulars**	**Information**
i.	Project/Phase of the project	Ashiana Amarah, Phase – I & IA
ii.	Location	VILL. WAZIRPUR , SEC 93 , TEHSIL HARSARU ST GURUGRAM
iii.	Area in acres	5.041 (Acre)
vi.	HARERA Registration No.	65 of 2022
v.	Name of Licensee	ASHIANA HOUSING LIMITED
vi.	Name of Collaborator	
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 inspectio	30th Sept'26
ii.	Name of Architect/Architect's firm	BISWAJIT SENGUPTA
iii.	Date of site inspection	01st Oct'26

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

Sr.No.	Consultants	Name
i.	Site Engineer	SK Nasibuddin
ii.	Structural Consultant	R.K. Bhola

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

iii.	Proof Consultant	-
vi.	MEP Consultant	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
	Overall work completion		100%
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		S+14

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6.	Total area on each floor			0%	
7.	Stilt Floor/ Ground Floor			0%	
8.	Status of laying of slabs floor wise			100%	
	Cumulative number of slabs in the building/tower..... laid by end of quarter	Total 67 Slabs (60 Slabs in Ph-1 & 7 Slabs in Ph-1A)		67 of 67	
9.	Status of construction				
	i. Walls on floors			100%	
	ii. Staircase			100%	
	iii. Lift wells along with water proofing			100%	
	iv. Lift lobbies /common areas floor wise			100%	
10.	Fixing of door and window frames in flats/units			100%	
11.	Status of MEP	Internal (within Flat)	External works	Internal (within Flat)	External works
	i. Mechanical works			NA	NA
	ii. Electrical works including wiring			100%	100%
	iii. Plumbing works			100%	100%
12.	Status of wall finishing (plaster/paint/whitewashing/coating)				
	i. External			100%	
	ii. Internal			100%	
13.	Status of wall tiling				
	i. In bathroom			100%	
	ii. In Kitchen			100%	
14.	Status of flooring				
	i. Common areas			100%	
	ii. Units/flats			100%	
15.	Status of other civil works			0%	
	i. Staircase with railing			100%	
	ii. Lift wells			100%	
	iii. Lift lobbies /common areas floor wise			100%	

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16.	Status of Installation		
	(Within flat/unit)		
	i. Doors and windows panels		100%
	ii. Sanitary Fixtures		100%
	iii. Modular Kitchen		0%
	iv. Electrical fittings/Lighting		100%
	v. Gas piping (if any)		100%
	(Other than flat/units)		0%
	vi. Lifts installation		100%
	vii. Overhead tanks		100%
	viii. Underground water tank		0%
	ix. Fire fighting fittings and equipment's as per CFO NOC		100%
	x. Electrical fittings in common areas		100%
	xi. Compliance to conditions of environment /CRZ NOC		0%
17.	Waterproofing of terraces		100%
18.	Entrance lobby finishing		100%
19.	Status of construction of Compound wall		0%

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	100%	
2.	Parking		100%	
	Covered no_____	YES	0%	
	Open no_____	YES	100%	
3.	Water supply	YES	100%	
4.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	100%	
5.	Storm water drains	YES	100%	
6.	Landscaping & tree plantation	YES	100%	

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7.	Parks and playgrounds	YES	100%	
	Fixing of children play equipment's	YES	100%	
	Benches	YES	0%	
8.	Shopping Area	NO	0%	
9.	Street Lighting/Electrification	YES	100%	
10.	Treatment and disposal of sewage and sullage water/STP	YES	100%	
11.	Solid Waste Management & disposal	YES	0%	
12.	Water Conservation, Rain Water Harvesting, Percolating Well/Pit	YES	100%	
13.	Energy management (Solar)	YES	0%	
14.	Fire Protection and Fire Safety Requirements	YES	100%	
15.	Electrical meter room, Sub-Station, Receiving station	YES	100%	
16.	Other (option to add more)			
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.	*			

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