

ANNEXURE 6-C**CHARTERED ACCOUNTANTS CERTIFICATE****(On Letter Head)****To whom so ever it may concern**

REPORT FOR QUARTER ENDING	30th September -2022
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Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:

Sr. No.	Particulars	Information
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.



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 VMSS & Associates
Chartered Accountants
Firm Registration no. 328952E



Mahendra Jain
Mambership No 413904
Dated 14th October-2022

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	22,84,84,685.00
	Total land cost	35,76,87,488.00	22,84,84,685.00
	(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)	-	19,75,53,540.00
	(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
	Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		



	(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	10,36,36,881.00
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	21,03,76,860.00	15,61,72,266.00
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction		
	Total development cost	1,44,53,13,920.00	69,57,68,372.00
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	69,57,68,372.00	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per enclosed Architect's certified dated 13.10.2022	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	48.14%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	69,57,68,372.00	
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	35,16,84,931.00	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	34,40,83,441.00	



Table- B

Details of RERA Bank Account:

Bank Name	HDFC Bank Limited
Branch Name	Ashiana Anmol PH-2 U/o AHL Rera A/c
Account No.	5020005967451
IFSC Code	
Opening Balance (as on 1 st July-2022)	19527415.34
Deposits during the period	13,82,94,688.00
Withdrawals during the period	15,30,85,517.00
Closing Balance (as 30 st Sept -2022)	47,36,586.94

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) 30.09.2022.
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 VMSS & Associates
Chartered Accountants
Firm Registration no. 328952E


Mahendra Jain

Membership No 413904

Dated: 14th October, 2022



On the letter head of the architect firm

REPORT FOR QUARTER ENDING Sept 2022

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Ashiana Anmol Ph II
ii.	Location	Sec 33, viii. Dhumlea, 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

i.	Date of certifying of percentage of construction work/ site inspection	30-Sept-2022
ii.	Name of Architect/Architect's firm	Atul Kumar & Associates
iii.	Date of site inspection	3-October-2022

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

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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) 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(whenever 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				
7.	Stilt Floor/ Ground Floor				100%
8.	Status of laying of slabs floor wise				45%
	Cumulative number of slabs in the building/tower T6, T7 & T8 laid by end of quarter				20 out of 45
9.	Status of construction				
	i. Walls on floors				20%
	ii. Staircase				30%
	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				5%
13.	Status of wall tiling				
	i. In bathroom				0%
	ii. In Kitchen				0%
14.	Status of flooring				



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	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	100%
	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	100%

Note: (*) Extend rows as per requirement



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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%	
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%	



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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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