

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

<b>REPORT FOR QUARTER ENDING</b>	<b>30<sup>th</sup> JUNE, 2023</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-1
2.	Location	Sector- 33, Village Dhunela, Tehsil Sohna, Gurgaon, Haryana
3.	Area in acres	3.80
4.	HARERA Registration No.	26 of 2017
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	2,00,65,82,921

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	14 <sup>th</sup> JULY, 2023
2.	Name of chartered accountant firm/individual	VMSS & Associates



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,

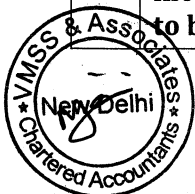
For **VMSS & ASSOCIATES**  
Chartered Accountants  
Firm Registration no. 328952E

*Mahendra Jain*

Mahendra Jain  
Membership No.: 413904  
Dated: 14<sup>th</sup> July, 2023

UDIN: 23413904 BAXAUG5969 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	82,42,78,288.00	80,16,52,045.00
	Total land cost	82,42,78,288.00	80,16,52,045.00
	(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)	74,65,36,494.00	-
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)	-	-
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)	-	61,83,78,846/-
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B)	-	-
	<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.	19,26,43,503.00	24,22,33,068.00
	b. Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	23,51,24,636.00	26,55,05,720.00
	c. Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	80,00,000.00	24,68,313.00
	<b>Total development cost</b>		
2.	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A	2,00,65,82,921.00	
3.	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B	1,93,02,37,992.00	
4.	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	100%	
5.	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.	96.20%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	1,93,02,37,992.00	
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	1,62,71,49,765.00	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	30,30,88,227.00	



**Table- B**

**Details of RERA Bank Account:**

Bank Name	HDFC Bank Ltd.
Branch Name	ASHIANA ANMOL PH1UO AHLRERA A/C
Account No.	50200025968331
IFSC Code	
Opening Balance (as on 1 <sup>st</sup> April-2023)	8,446
Deposits during the period	0
Withdrawals during the period	8,446
Closing Balance (as 30th June 2023)	0

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) 30.06.2023.
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,

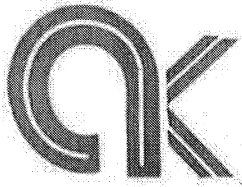
For **VMSS & ASSOCIATES**  
Chartered Accountants  
Firm Registration no. 328952E

*Mahendra Jain*

Mahendra Jain  
Membership No.: 413904  
Dated: 14<sup>th</sup> July, 2023

UDIN: 23413904B6XAUG5969





# ATUL KUMAR & ASSOCIATES

J-115, SITE-5 (KASNA), UPSIDC - GREATER NOIDA

Gautam Budh Nagar UP-201310

E-mail.: kumaratul1222@gmail.com

13.07.2023

## ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR QUARTER ENDING

Jun 2023

**Subject:** Certificate of progress of construction work:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Ashiana Anmol Ph-1
ii.	Location	Sector-33, Village Dhunela, Sohna, Gurgaon, Haryana
iii.	Area in acres	3.80 acres
vi.	HARERA Registration No.	26 of 2017 dated 28.07.2017
v.	Name of Licensee	Universe Heights (India) Private Limited
vi.	Name of Collaborator	N/A
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.

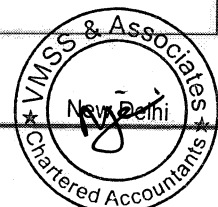
i.	Date of certifying of percentage of construction work/ site inspection	30-Jun-2023
ii.	Name of Architect/Architect's firm	Atul Kumar & Associates
iii.	Date of site inspection	1-Jul-2023

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

PAN NUMBER.: AAMPK7664G  
GST.: 09AAMPK7664G127  
CONTACT NO.: +91 9811255789

ATUL KUMAR & Associates  
Reg. No. : CA/78/4549



iii.	Proof Consultant	-
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 .

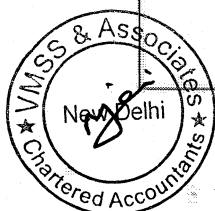
Council of Architects (CoA) Registration valid till (Date) 31<sup>st</sup> Dec 2028 .

**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		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



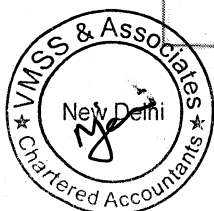
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Reg. No. : CA/78/4548

4.	Waterproofing of the above sub-structure(whenever applicable)		100%		
A2	SUPER- STRUCTURE STATUS				
5.	Total floors in the tower/building		G+14		
6.	Total area on each floor		100%		
7.	Stilt Floor/ Ground Floor		100%		
8.	Status of laying of slabs floor wise		100%		
	Cumulative number of slabs in the building/tower..... laid by end of quarter		Zero		
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%	



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Reg. No. : CA/78/4549

	ii. In Kitchen		100%
14.	Status of flooring		
	i. Common areas		100%
	ii. Units/flats		100%
15.	Status of other civil works		
	i. Staircase with railing		100%
	ii. Lift wells		100%
	iii. Lift lobbies /common areas floor wise		100%
16.	Status of Installation		
	(Within flat/unit)		
	i. Doors and windows panels		100%
	ii. Sanitary Fixtures		100%
	iii. Modular Kitchen		100%
	iv. Electrical fittings/Lighting		100%
	v. Gas piping (if any)		100%
	(Other than flat/units)		
	vi. Lifts installation		100%
	vii. Overhead tanks		100%
	viii. Underground water tank		100%
	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		Done
17.	Waterproofing of terraces		100%
18.	Entrance lobby finishing		100%
19.	Status of construction of Compound wall		100%



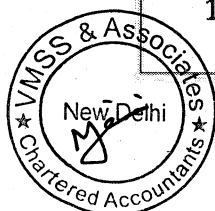
ATUL KUMAR B AICH  
Reg. No. : CA/78/4549



Note: (\*) Extend rows as per requirement

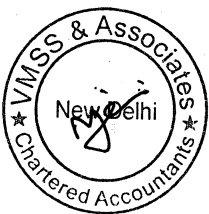
Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of Work Done	Remarks
<b>B-1 Services</b>				
1.	Internal roads & pavements	YES	100%	
2.	Parking			
	Covered no _____	YES	100%	
	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%	
7.	Parks and playgrounds	YES	100%	
	Fixing of children play equipment's	YES	100%	
	Benches	YES	100%	
8.	Shopping Area	NO	N/A	
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	100%	
14.	Fire Protection and Fire Safety Requirements	YES	100%	



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Reg. No. : CA/78/4349

15.	Electrical meter room, Sub-Station, Receiving station	YES	100%	
16.	Other (option to add more)			
<b>B-2</b>	<b>Community building to be 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.	*			



ATUL KUMAR B. A. 190  
Reg. No. : CA/78/4549

**Chartered Accountants Certificate**

Report for Qtr ending		30th June, 2023	
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 Anmol, Phase-2
	1.2	Location	Sector- 33, Village Dhunela, Tehsil Sohna, Gurgaon, Haryana
	1.3	Licensed area in acres	13.375 acres
	1.4	Area for registration in acres	2.40928acres
	1.5	HARERA registration no.	50 of 2021
	1.6	Name of licensee	Universe Heights (India) Pvt. Ltd
	1.7	Name of collaborator	NA
	1.8	Name of developer	Ashiana Housing Limited
	1.9	Estimated cost of real estate project	14453/- (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 Quarter	30th June-2023
	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 30.06.2023.		
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.		

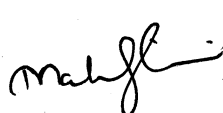
Date	14.07.2023	<p>Yours faithfully,</p>  <p>Mahendra Jain</p>
Place	New Delhi	
For (name of CA firm)	VMSS & Associates	
Partner/ proprietor Membership No.	413904	
		Firm Registration No: 328952E

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*	3,577	25	2,368	66.2
2	External Development Charges	1,035	7	1,035	100.0
3	Infrastructure Development Charges	107	1	107	100.0
4	Internal Development Works	535	4	-	-
5	Cost of construction	4,823	33	3,395	70.4
6	Cost of construction of community facilities	99	1	99	100.0
7	Other costs	4,277	30	2,951	69.0
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	14,453			
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)	9,955			
10	Percentage of completion of construction work (as per project architect's certificate by the end of month/quarter)	As per enclosed Architect Certificate dated 13.07.2023			
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)	0.689			
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)	9955			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	6,961.85			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,993			

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	Ashiana Anmol PH-2 U/o AHL Rera A/c
2	Branch Name	GK -2 Branch , Delhi
3	Account No.	5020005967451
4	IFSC code	HDFC0000027
5	Opening balance at the end of previous month (as on 01-04-2023)	3472819
6	Deposits during the quarter under report	109287350
7	Withdrawals during the quarter under report	113870000
8	FD Metured	8219663
9	Closing balance at the end of the Month (as on 30-06-2023)	7109832





# ATUL KUMAR & ASSOCIATES

J-115, SITE-5 (KASNA), UPSIDC - GREATER NOIDA

Gautam Budh Nagar UP-201310

E-mail.: kumaratul1222@gmail.com

13.07.2023

## ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR QUARTER ENDING

Jun 2023

**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

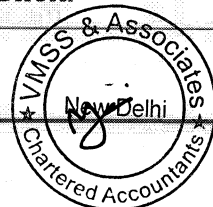
Sir,

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	30-Jun-2023
ii.	Name of Architect/Architect's firm	Atul Kumar & Associates
iii.	Date of site inspection	1-Jul-2023

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	-
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.

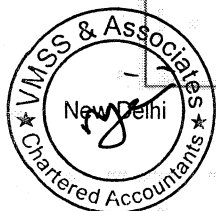
Council of Architects (CoA) Registration valid till (Date) 31<sup>st</sup> Dec 2028.

**Table - A**

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

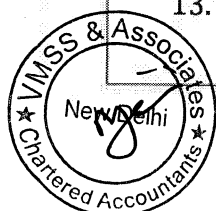
Cumulative progress of the project/phase at the end of the quarter.

Sr. No.	Tasks/Activity	Description of work done	Percentage of total proposed work
<b>A1</b>	<b>SUB- STRUCTURE STATUS</b>		
1.	Excavation		100%
2.	Laying of foundation	-	
	i. Raft	-	100%
	ii. Pile	-	NA
3.	Number of basement(s)		
	i. Basement level 1		90%
	ii. Basement level 2*		NA



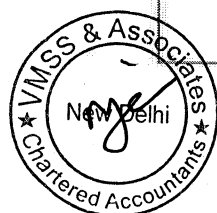
ATUL KUMAR B. Archt  
Reg. No. : CA/78/4548

4.	Waterproofing of the above sub-structure(whenever applicable)			0%	
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			97%	
	Cumulative number of slabs in the building/tower T6, T7 & T8 laid by end of quarter			44 out of 45	
9.	Status of construction				
	i. Walls on floors			67%	
	ii. Staircase			97%	
	iii. Lift wells along with water proofing			0%	
	iv. Lift lobbies /common areas floor wise			97%	
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			27%	0%
	iii. Plumbing works			14%	0%
12.	Status of wall finishing ( plaster/paint/whitewashing/coating)				
	i. External			18%	
	ii. Internal			40%	
13.	Status of wall tiling				
	i. In bathroom			16%	



ATUL KUMAR B. Arch  
Reg. No. : CA/78/4349

	ii. In Kitchen		16%
14.	Status of flooring		
	i. Common areas		0%
	ii. Units/flats		16%
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%



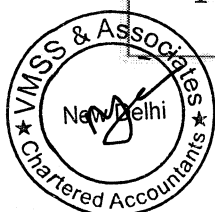
ATUL KUMAR B Arch  
Reg. No. : CA1784549



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

**Table - B**

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of 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%	



ATUL KUMAR B. Verma  
Reg. No. : CA/78/4549


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 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.	*			

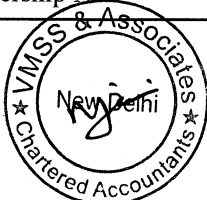


ATUL KUMAR B Arch  
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**Chartered Accountants Certificate**

Report for Qtr ending	30th June, 2023	
Subject	Certificate for withdrawal of money from separate RERA account 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
	1.1	Project/phase of the project
	1.2	Location
	1.3	Licensed area in acres
	1.4	Area for registration in acres
	1.5	HARERA registration no.
	1.6	Name of licensee
	1.7	Name of collaborator
	1.8	Name of developer
1.9	Estimated cost of real estate project	
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 Qtr
	2.2	Name of chartered accountant firm/ individual
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 30.06.2023.	
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	14.07.2023	Yours faithfully,  Mahendra Jain
Place	New Delhi	
For (name of CA firm)	VMSS & Associates	
Partner/ proprietor Membership No.	413904	Firm Registration No: 328952E



UDIN: 23413904 BAXAUI 8691

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*	5,564	24	1,426	25.6
2	External Development Charges	1,634	7	1,634	100.0
3	Infrastructure Development Charges	170	1	170	100.0
4	Internal Development Works	850	4	-	-
5	Cost of construction	7,372	32	861	11.7
6	Cost of construction of community facilities	157	1	157	100.0
7	Other costs	7,374	32	3,020	41.0
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	23,119			
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)	7,267			
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 13.07.2023			
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)	0.314			
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)	7267			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	4,447			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2821			

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.

Table – B		
Details of SEPARATE RERA bank account:		
1	Bank Name	ASHIANA ANMOL PH-3 U/O AHL RERA A/C
2	Branch Name	GK-2 DELHI
3	Account No.	50200062727610
4	IFSC code	HDFC0000027
5	Opening balance at the end of previous month (as on 01.01.2023)	3860720
6	Deposits during the quarter under report	118472792
7	Withdrawals during the quarter under report	120969186
8	FDR Metured	3391951
9	Closing balance at the end of the Month (as on 31.03.2023)	4756278





# ATUL KUMAR & ASSOCIATES

J-115, SITE-5 (KASNA), UPSIDC - GREATER NOIDA

Gautam Budh Nagar UP-201310

E-mail.: kumaratul1222@gmail.com

13.07.2023

## ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR QUARTER ENDING	June 2023
---------------------------	-----------

Subject: Certificate of progress of construction work:

Sr. No.	Particulars	Information
i.	Project/Phase of the project	Ashiana Anmol Ph III & Plaza Phase II
ii.	Location	Sec 33, vill. Dhunlea, Sohna, Gurugram
iii.	Area in acres	6.7879 Acres
vi.	HARERA Registration No.	54 OF 2022
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.

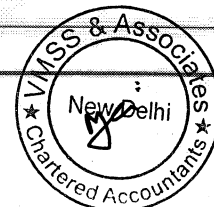
i.	Date of certifying of percentage of construction work/ site inspection	31-Jun-2023
ii.	Name of Architect/Architect's firm	Atul Kumar & Associates
iii.	Date of site inspection	1-Jul-2023

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

PAN NUMBER.: AAMPK7664G  
GST.: 09AAMPK7664G1Z7  
CONTACT NO.: +91 9811255789

ATUL KUMAR B. A. [Signature]  
Reg. No. : CA/78/4549



iii.	Proof Consultant	-
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		100%
2.	Laying of foundation	-	
	i. Raft	-	83%
	ii. Pile	-	NA
3.	Number of basement(s)		
	i. Basement level 1		30%
	ii. Basement level 2*		NA



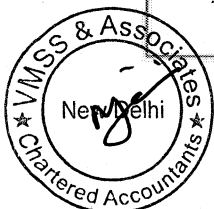
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4.	Waterproofing of the above sub-structure(whenever applicable)		0%			
A2	SUPER- STRUCTURE STATUS					
5.	Total floors in the tower/building		G+14			
6.	Total area on each floor					
7.	Stilt Floor/ Ground Floor		100%			
8.	Status of laying of slabs floor wise		4%			
	Cumulative number of slabs in the building/tower T9, T10, T11, T12 & T13 laid by end of quarter		3 out of 75			
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%			



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	ii. In Kitchen		0%
14.	Status of flooring		
	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%



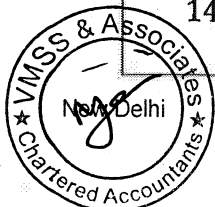
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Note: (\*) Extend rows as per requirement

Table - B

Sr. No.	Common areas and Facilities Amenities	Proposed (Yes/No)	Percentage of 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%	



ATUL KUMAR B. Archt  
Reg. No. : CA/78/4549

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 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