

**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	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	2.40928 acres
	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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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.		

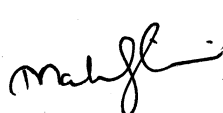
Date	14.07.2023	<p>Yours faithfully,</p>  <p>Mahendra Jain</p>
Place	New Delhi	
For (name of CA firm)	VMSS & Associates	
Partner/ proprietor Membership No.	413904	
		Firm Registration No: 328952E

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

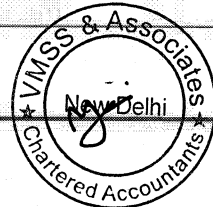
Sir,

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.

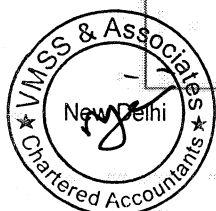
Council of Architects (CoA) Registration valid till (Date) 31<sup>st</sup> Dec 2028.

**Table - A**

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

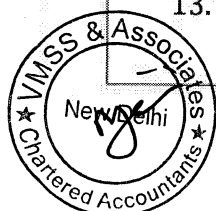
Cumulative progress of the project/phase at the end of the quarter.

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



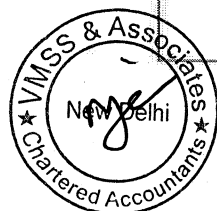
ATUL KUMAR B. Archt  
Reg. No. : CA/78/4548

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/78/4549

	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%

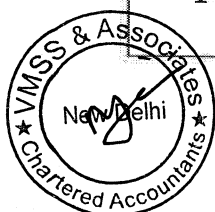


ATUL KUMAR B Arch  
Reg. No. : CA/78/4549

**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	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  
Reg. No. : CA/76/4549