


Chartered Accountants Certificate			
Report for Qtr ending		31st Dec, 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-1
	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	3.80 acres
	1.5	HARERA registration no.	26 of 2017
	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	20065.82/- (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	31st Dec-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 31.12.2023.		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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		12.01.2024	<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

UDIN: 24413904BKEROM1409



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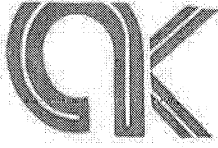
Table – A					
Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column-A)		(Column - B)	
		Amount (in Rs. Lacs)	(%) of total Project	Incurred & Paid	(%) of Total Incurred
1	Land Cost*	8,243	41	8,017	97.3
2	External Development Charges	2,140	11	2,140	100.0
3	Infrastructure Development Charges	-	-	-	-
4	Internal Development Works	1,000	5	1,455	145.5
5	Cost of construction	7,465	37	6,184	82.8
6	Cost of construction of community facilities	-	-	-	-
7	Other costs	1,217	6	1,507	123.8
8	Total estimated cost of the real estate project (1+2+3+4+5+6+7) of estimated cost (column-A)	20,066			
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)	19,302			
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 06.01.2024			
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)	0.962			
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)	19302			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	16,274.06			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	3,028			

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 PH1UO AHLRERA A/C
2	Branch Name	Vatika Business Park Branch
3	Account No.	50200025968331
4	IFSC code	HDFC0001098
5	Opening balance at the end of previous month (as on 01-10-2023)	Nil
6	Deposits during the quarter under report	272507
7	Withdrawals during the quarter under report	272507
9	Closing balance at the end of the Month (as on 31-12-2023)	Nil





ATUL KUMAR & ASSOCIATES

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

Gautam Budh Nagar UP-201310

E-mail.: kumaratul1222@gmail.com

ARCHITECT'S CERTIFICATE

06-01-2024

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR QUATER ENDING

Dec'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	31st Dec'2023
ii.	Name of Architect/Architect's firm	Atul Kumar & Associates
iii.	Date of site inspection	1-Jan-2024

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	-

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Reg. No. CA/78/4549

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



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(wherever 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		



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	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				
	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%	

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	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%

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			
	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	YES	100%	



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	Harvesting, Percolating Well/Pit			
13.	Energy management (Solar)	YES	100%	
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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