


Chartered Accountants Certificate

Report for Qtr ending	31st December, 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 month
	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 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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	12th January, 2024	Yours faithfully,  Mahendra Jain
Place	New Delhi	
For (name of CA firm)	VMSS & Associates	FRN: 328952E
Partner/ proprietor Membership No.	413904	UDIN: 24413904BKERON1464

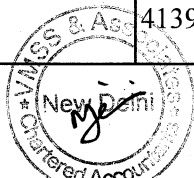
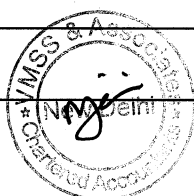


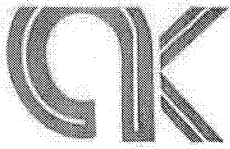
Table – A					
Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column-A)		(Column - B)	
		Amount (in Rs. Lacs)	(%) of total Project	Incurred & Paid	(%) of Total Incurred
1	Land Cost*	3,577	25	2,788	77.9
2	External Development Charges	1,035	7	1,035	100.0
3	Infrastructure Development Charges	107	1	107	100.0
4	Internal Development Works	535	4	-	-
5	Cost of construction	4,823	33	3,942	81.7
6	Cost of construction of community facilities	99	1	99	100.0
7	Other costs	4,277	30	3,293	77.0
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)	11,265			
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)	0.779			
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)	11265			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	8,296.24			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,969			

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	HDFC00000027
5	Opening balance at the end of previous month (as on 01-10-2023)	1191855
6	Deposits during the quarter under report	32720283
7	Withdrawals during the quarter under report	31704038
8	FD Metured	0
9	Closing balance at the end of the Month (as on 31-12-2023)	2208100





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 MONTH ENDING	Dec 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
iv.	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,

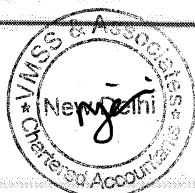
1. I/ We have undertaken assignment as architect for certifying progress of construction work in the above mentioned project as per the approved plans.

i.	Date of certifying of percentage of construction work/ site inspection	31 st Dec'2023
ii.	Name of Architect/Architect's firm	Atul Kumar& Associates
iii.	Date of site inspection	1 st 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	-
iv.	MEP Consultant	V.S. Kukreja
v.	Site supervisor/incharge	-

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



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

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		90%
	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		G+14
6.	Total area on each floor		
7.	Stilt Floor/ Ground Floor		100%
8.	Status of laying of slabs floor wise		100%
	Cumulative number of slabs in the building/tower T6, T7 & T8 laid by end of quarter		45 out of 45
9.	Status of construction		
	i. Walls on floors		97%

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



	ii. Staircase			100%	
	iii. Lift wells along with water proofing			0%	
	iv. Lift lobbies /common areas floor wise			100%	
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			72%	0%
	iii. Plumbing works			70%	40%
12.	Status of wall finishing (plaster/paint/whitewashing/coating)				
	i. External			65%	
	ii. Internal			68%	
13.	Status of wall tiling				
	i. In bathroom			90%	
	ii. In Kitchen			70%	
14.	Status of flooring				
	i. Common areas			0%	
	ii. Units/flats			75%	
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%	



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

	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%

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	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%	



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

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%	
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.	*			



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