

ANNEXURE 6-C

CHARTERED ACCOUNTANTS CERTIFICATE

(On Letter Head)

To whom so ever it may concern

REPORT FOR QUARTER ENDING	30 TH Sept -2020
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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-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	2,00,65,82,921.00

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.

1.	Date of certifying withdrawal of money from separate RERA account at the end of the quarter	15th July -2020
2.	Name of chartered accountant firm/individual	B. Chhawchharia & Co.



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.

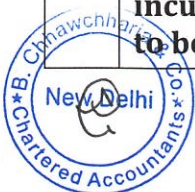
Yours Faithfully,

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration no. 305123E

Abhishek Gupta
Mambership No 529082
Dated 15th October-2020

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	540072751.00
	Total land cost	82,42,78,288.00	54,00,72,751.00
	(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)	-	-
	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.	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
	Total development cost		
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	1,66,86,58,699.00	
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.	83.16%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	1,66,86,58,699.00	
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	1,02,77,50,163.00	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	64,09,08,536.00	



Table- B

Details of RERA Bank Account:

Bank Name	
Branch Name	ASHIANA ANMOL PH1UO AHLRERA A/C
Account No.	50200025968331
IFSC Code	
Opening Balance (as on 1 st July-2020)	70,000/-
Deposits during the period	2,40,24,250/
Withdrawals during the period	2,40,73,660/-
Closing Balance (as 30 th September, 2020)	20,590/-

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) 30th September, 2020.
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 B. Chhawchharia & Co.
Chartered Accountants
Firm Registration no. 305123E



Abhishek Gupta

Membership No 529082

Dated 15th October-2020

UDIN - 20529082AAAAALM4573



ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	31,19,79,015/- (Development Right)
2.	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	7,33,54,719/-
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	105
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	90,01,48,292/-
4.	Estimated receivables of ongoing project. Sum of (2 + 3ii)	97,35,03,011/-
5.	Amount to be deposited in separate RERA Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	68,14,52,108/-

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/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) 30th September, 2020.

Yours Faithfully,

For B. Chhawchharia & Co.
Chartered Accountants
Firm Registration no. 305123E



Abhishek Gupta

Membership No 529082

Dated 15th October, 2020

UJIN-20529082AAAAALM4573



Annexure-A 5

Statement for calculation of Receivables from the Sales of the ongoing real estate project: Anmol

Booked Inventory (Till Sep 20)

In case of group housing colony

Sr.No	Tower no.	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total no. of booked units	Total unit consideration amount as per Agreement/ letter of allotment (including EDC/IDC)	Received Amount up to end of reporting period till 30.09.2020 (including EDC/IDC)	Balance Amount as on end of reporting period Till 30.09.2020 (including EDC/IDC)
1.	B1	Lavender	100.90	18.09	27	247169468	235820761	11348707
		Magnolia	73.48	14.78	17	114136111	106387856	7748255
2.	B2	Magnolia	73.48	14.78	41	277798643	262070165	15728478
3.	B3	Magnolia	73.48	14.78	39	263628408	261114603	2513805
4.	B4	Magnolia	73.48	14.78	33	222226960	207258124	14968836
5.	B5	Magnolia	73.48	14.78	19	125946492	115959016	9987476
		Tulip	117.82	19.53	19	205300672	194241510	11059162
TOTAL					195	1456206754	1382852035	73354719



Unsold Inventory Valuation

Of the Residential/commercial premises Rs. _____ per sm.

Sr.No.	Tower/Block	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/covered car parking (Sq. Mts.)	Total unsold inventory	Estimated amount of sale proceeds (including EDC/IDC)
1.	B1	Lavender	100.90	18.09	3	3,30,42,356
		Magnolia	73.48	14.78	13	10,59,70,200
2.	B2	Magnolia	73.48	14.78	19	15,29,13,600
3.	B3	Magnolia	73.48	14.78	21	16,66,93,400
4.	B4	Magnolia	73.48	14.78	27	21,89,99,800
5.	B5	Magnolia	73.48	14.78	11	9,00,31,400
		Tulip	117.82	19.53	11	13,24,97,536
TOTAL					105	90,01,48,292

