

CHARTERED ACCOUNTANTS CERTIFICATE

(On Letter Head)

To whom so ever it may concern

REPORT FOR QUARTER ENDING	31 st Dec -2020
----------------------------------	----------------------------

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 Solna, 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 Oct -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 13th January, 2021

UDIN: 21529082AAAAAX7071

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	57,32,67,608.00
	Total land cost	82,42,78,288.00	57,32,67,608.00
	(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	1,70,18,53,555.00	
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.	84.41%	
6.	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid	1,70,18,53,555.00	
7.	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement	1,09,96,85,103.00	
8.	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.	60,21,68,452.00	



Table- B

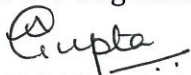
Details of RERA Bank Account:

Bank Name	
Branch Name	ASHIANA ANMOL PH1UO AHLRERA A/C
Account No.	50200025968331
IFSC Code	
Opening Balance (as on 1 st October, 2020)	20,590/-
Deposits during the period	7,34,10,173/-
Withdrawals during the period	7,34,30,763/-
Closing Balance (as 31 st December, 2020)	Nil

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) 31st December, 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 13th January, 2020

UDIN - 21529082AAAAA7071



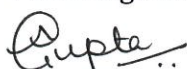
ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	25,30,30,383/- (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)	17,16,90,524/-
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	78
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	66,33,16,884.00
4.	Estimated receivables of ongoing project. Sum of (2 + 3ii)	83,50,07,408.00
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.)	58,45,05,185.00

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) 31st December, 2020.

Yours Faithfully,

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

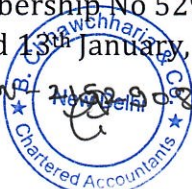


Abhishek Gupta

Membership No 529082

Dated 13th January, 2020

UDIN: 2158A0082AAAAAX7071



Annexure-A 5

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

Booked Inventory (Till Dec 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	29	265552055	248058582	17493473
		Magnolia	73.48	14.78	19	127177357	110164139	17013218
2.	B2	Magnolia	73.48	14.78	46	310865757	273941255	36924502
3.	B3	Magnolia	73.48	14.78	49	330835048	279975390	50859658
4.	B4	Magnolia	73.48	14.78	36	242627086	222027195	20599891
5.	B5	Magnolia	73.48	14.78	20	132596492	130831002	1765490
		Tulip	117.82	19.53	23	247251552	220217260	27034292
		Total	586.12	111.52	222	1656905347	1485214823	171690524



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	1	10847452
		Magnolia	73.48	14.78	11	90221400
2.	B2	Magnolia	73.48	14.78	15	121269000
3.	B3	Magnolia	73.48	14.78	10	79965000
4.	B4	Magnolia	73.48	14.78	24	195229600
5.	B5	Magnolia	73.48	14.78	10	81903000
		Tulip	117.82	19.53	7	83881432
		Total	586.12	111.52	78	663316884

