


Chartered Accountants Certificate

Report for Qtr ending	31st March 2025		
Subject	Certificate for withdrawal of money from separate RERA account the end of the quarter		
1	I/ we have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter.		
	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 quarter	31st March 2025
	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 quarter 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 31.03.2025.		
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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	14/04/2025	Yours faithfully,  Mahendra Jain
Place	New Delhi	
For (name of CA firm)	VMSS & Associates	Firm Registration No: 328952E
Partner/ proprietor Membership No.	413904	UDIN: 25413904BMMID07419

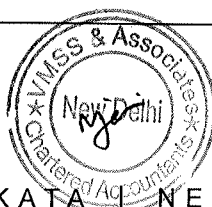


Table – A					
Project cost details (in lacs)					
Sr. No.	Particulars	Estimated (Column-A)		(Column - B)	
		Amount (in Rs. Lacs)	(%) of total Project	Incurred & Paid	(%) of Total Incurred
1	Land Cost*	8,243	41	8,017	97.3
2	External Development Charges	2,140	11	2,140	100.0
3	Infrastructure Development 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 03.04.2025			
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	16,334.94			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	2,967			
Note: - Proportionate land cost shall be based on the total land cost in proportion of construction cost incurred against total construction cost or actual paid land cost, whichever is lesser."					

* Land cost includes actual interest paid for acquisition of land.

Table – B		
Details of SEPARATE RERA bank account:		
1	Bank Name	HDFC Bank Limited
2	Branch Name	Vatika Business Park Branch
3	Account No.	50200025968331
4	IFSC code	HDFC0001098
5	Opening balance at the end of previous quarter (as on 01-1-2025)	419
6	Deposits during the quarter under report	387805
7	Withdrawals during the quarter under report	0
8	FD Made during the quarter	388224
9	Closing balance at the end of the quarter (as on 31-03-2025)	0



Biswajit Sengupta . a r c h i t e c t

b.arch.,fiia.,aiiid

ph- 09887488263/9672972807, 01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date 11.04.2025

ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR MONTH ENDING	Feb'2025
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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	28 th Feb'2025
ii.	Name of Architect/Architect's firm	BISWAJIT SENGUPTA
iii.	Date of site inspection	01 st Mar'2025

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



B. Sengupta
BISWAJIT SENGUPTA
B. Arch, FIA, AIID
Regd. Architect : CA/75/886

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,


 BISWAJIT SENGUPTA
 B. Arch, FIA, AIIIO
 Regd. Architect

Signature & Name (IN BLOCK LETTERS) with stamp of Architect BISWAJIT SENGUPTA

Council of Architects (CoA) Registration No. CA/ 75 / 886 .

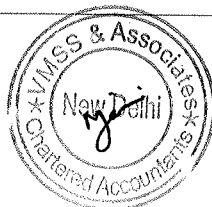
Council of Architects (CoA) Registration valid till (Date) 31st Dec 2028 .

Table - A

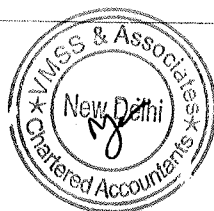
Building/Tower no. _____ (to be prepared separately for each building/tower in the project/phase of the project)

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				
	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)				



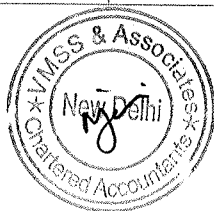
K. Sengupta
 BISWAJIT SENGUPTA
 B. Arch, PRA, ARIIO
 Regd. Architect : CA/76/386

	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%
	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%	



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 B. Arch. PHA, ARIID
 Regd. Architect : CA/75/993

	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 Harvesting, Percolating Well/Pit	YES	100%	
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.	*			



B. Sengupta
 (BISWAJIT SENGUPTA
 B. Arch, AIA, AIID
 Regd. Architect : CA/75/886