VMSS & ASSOCIATES
Chartered Accountants

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Chartered Accountants Certificate

Report for month ending	30th June, 2025
Subject	Certificate for withdrawal of money from separate RERA accountant 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 Amarah Ph-4
1.2	Location	Gurugram Sec-93
1.3	Licensed area in acres	22.344 acres
1.4	Area for registration in acres	4.395 acres
1.5	HARERA registration no.	72 of 2024
1.6	Name of licensee	Ashiana Housing Limited
1.7	Name of collaborator	NA
1.8	Name of developer	Ashiana Housing Limited
1.9	Estimated cost of real estate project	30703/- (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	30th June, 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 30.06.2025.

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to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/ development, land cost and statutory dues/ charges.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	11th July, 2025	Yours faithfully,
Place	New Delhi	Mahendra Jain
For (name of CA firm)	VMSS & Associates	Firm Registration No: 328952E
Partner/ proprietor Membership No.	413904	UDIN: 25413904BMMIGY7717

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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**	1,675	5	262	15.6
2	**External DevelopmentCharges**	1,966	6	1,966	100.0
3	**Infrastructure Development Charges**	316	1	316	100.0
4	**Internal Development Works**	1,477	5	-	-
5	**Cost of construction**	9,627	31	1,131	11.7
6	**Cost of construction of community facilities**	-	-	-	-
7	**Other costs**	15,642	51	2,806	17.9
8	**Customer Refund (Refer Note 2)**			190	
8	**Total estimated cost of the real estate project** (1+2+3+4+5+6+7) of estimated cost (column-A)	30,703			
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)	6,672			
10	**Percentage of completion of construction work** (as per project architect's certificate by the end of month/quarter)	As per enclosed Architects Certificate dated 07.07.2025			
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)	0.217			
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)	6,672			
13	Less amount withdrawn till date of this certificate as per the books of accounts and bank statement	6,438			
14	Net amount which can be withdrawn from the separate RERA bank account under this certificate	234			
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."					
Note 2: - Amount which can be withdrawn from the separate RERA bank account (Point 12 above) includes the amount that has been refunded to applicants on non allotment of units. The company had collected (Net) Rs. 1159.71 Lacs from the applicants along with Expression of Interest(EOI) which was deposited in master collection account and out of which Rs.272 Lacs was refundable to the applicants due to non-allotment. Out of the total refundable amount Rs 272 Lacs has been refunded till 30th June-25. 70% of the said refund amount till 30th June 2025 i.e. Rs. 190.4 lacs (refer Point 8 above) has been included in the Amount which can be withdrawn from seperate RERA Bank account (Refer Points 13 above) and has been allowed to be withdrawn through this certificate in terms of RERA.					

Table – B		
Details of SEPARATE RERA bank account:		
1	Bank Name	ICICI Bank Limited
2	Branch Name	Preet Vihar
3	Account No.	777705227099
4	IFSC code	ICIC0000037
5	Opening balance at the end of previous quarter (as on 01-04-2025)	66.58
6	Deposits during the quarter under report	1503.49
7	Withdrawals during the quarter under report	755
8	Fixed Deposit Made	1297.77
9	Fixed Deposit Matured	482.71
10	Closing balance at the end of the quarter (as on 30-06-2025)	0.01

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Biswajit Sengupta .
a r c h i t e c t
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A 305, Block 2, RANGOLI, Ashiana Village
Bhiwadi 301019, Alwar, Rajasthan
email: bsen.architect@gmail.com
Date 07.07.2025

ARCHITECT'S CERTIFICATE

On the letter head of the architect firm

To whom so ever it may concern

REPORT FOR QUARTER ENDING	30th June'25

Subject: Certificate of progress of construction work:

Sr. No.	**Particulars**	**Information**
i.	Project/Phase of the project	Ashiana Amarah, Phase 4
ii.	Location	VILL. WAZIRPUR , SEC 93 , TEHSIL HARSARU ST GURUGRAM
iii.	Area in acres	4.395 (Acre)
vi.	HARERA Registration No.	72 of 2024
v.	Name of Licensee	ASHIANA HOUSING LIMITED
vi.	Name of Collaborator	
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	30th June'25
ii.	Name of Architect/Architect's firm	BISWAJIT SENGUPTA
iii.	Date of site inspection	01st July'25

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

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Regd. Architect : CA/75/886

iii.	Proof Consultant	-
vi.	MEP Consultant	Anand Havelia
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, FIIA, AIIID
Regd. Architect : CA/75/886

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
	Overall work completion		12%
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		0%
	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		S+14
6.	Total area on each floor		0%

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7.	Stilt Floor/ Ground Floor			0%	
8.	Status of laying of slabs floor wise			9.33%	
	Cumulative number of slabs in the building/tower..... laid by end of quarter	Total 75 Slabs		7 of 75	
9.	Status of construction				
	i. Walls on floors			0%	
	ii. Staircase			0%	
	iii. Lift wells along with water proofing			0%	
	iv. Lift lobbies /common areas floor wise			0%	
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			0%	0%
	iii. Plumbing works			0%	0%
12.	Status of wall finishing (plaster/paint/whitewashing/coating)				
	i. External			0%	
	ii. Internal			0%	
13.	Status of wall tiling			0%	
	i. In bathroom			0%	
	ii. In Kitchen			0%	
14.	Status of flooring				
	i. Common areas			0%	
	ii. Units/flats			0%	
15.	Status of other civil works			0%	
	i. Staircase with railing			0%	
	ii. Lift wells			0%	
	iii. Lift lobbies /common areas floor wise			0%	
16.	Status of Installation				
	(Within flat/unit)				

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Regd. Architect : CA/75/286

	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)		0%
	vi. Lifts installation		0%
	vii. Overhead tanks		0%
	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		0%
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%	

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Regd. Architect : CA/75/886

	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%	
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)			
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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