

FORM R-3
[See Regulation 3(4)]
CERTIFICATE BY CHARTERED ACCOUNTANT (On Letter Head)

(to be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account)

Cost calculation of Real Estate Project : **ASHIANA NIRMAY PHASE 4**
RERA Registration Number : RAJ/P/2021/1554

Sr. No.	Particulars	Estimated Amount in Rs.	Amount Incurred till 30.06.2023 (Rs.)
1	2	3	4
1	(A) Land Cost : (i) revenue or area share given to land owner in lieu of land under any kind of agreement such as Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land, (ii) amount paid to land owner, (iii) incidental costs related to acquisition of land such as stamp duty, brokerage, settlement costs of litigation, premiums paid to government authorities related to land, (iv) interest on finance for purchase of land, (v) litigation costs incurred for land acquisition. (vi) property and other taxes, fees, premiums paid.	3,11,84,151	3,11,84,159
	Sub – Total of LAND COST	3,11,84,151	3,11,84,159
	(B) Development Cost / Cost of Construction (a) (i) Total cost incurred by promoter towards the on site expenditure for physical development of the project. (ii) Fees payable to the architects, consultants, project manager / staff including engineers, marketing agents, Actual Cost of construction incurred as per the books of accounts as verified by the CA. Note : (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered). (iii) On-site expenditure for development of entire project (excluding cost of construction as per (i) or (ii) above), i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumable etc. All costs directly incurred to complete the construction of the entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, Approveal cost for construction etc. premiums, interest etc to any statutory c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction & Project.	29,21,75,894 41,78,260 9,38,52,076 4,28,20,942	28,80,51,616 25,53,173 10,21,99,285 2,13,93,046
	Sub-Total of Development Cost	43,30,27,172	41,41,97,119
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.		46,42,11,323
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		44,53,81,279
4	Percentage completion of construction work (as per Project Architect's Certificate)	As per enclosed Architect's certificate dated 15.07.2023	
5	Percentage of the Cost incurred on Land cost to the Total Estimated Cost.		6.72%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		89.23%
7	Amount which can be withdrawn from the Separate Account. (to be calculated as below) Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)		44,53,81,279
8	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		31,30,90,050
9	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.		13,22,91,229

This certificate is being issued for the Project **NIRMAY PHASE IV** (RERA Registration No. RAJ/P/2021/1554) in compliance of the provisions of section 4(2)(1)(D) of the Act and is based on the records and documents produced before me and explanations provided to me by the management of the Promoter.



Yours Faithfully

For VMSS & Associates
Chartered Accountants
Firm Registration No. :- 328952E

Mahendra Jain
Mahendra Jain
Partner

Membership Number - 413904

Place:- Delhi
Date :- 25th July, 2023

KOLKATA • NEW DELHI

UOIN: 23413904 Bx AVB7938

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

b.arch.,fifa.,aiiid

ph- 09887488263/9672972807, 01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

Date :15.07.2023

FORM R-1

[see Regulation 3(4)]

CERTIFICATE BY ARCHITECT

To,

ASHIANA HOUSING LIMITED

Principal Place of Business:

Unit No. 4 & 5, 3rd Floor,
Plot No.-2, Southern Park, Saket District Centre,
Saket, New Delhi-110 017

Branch Office:

4th Floor Ashiana Village Centre
Vasundhara Nagar
Bhiwadi-301019

Subject: Certificate of percentage of completion of construction work of RESIDENTIAL COMPLEX Building[s] of the Project Ashiana Nirmay Phase 4 having RERA registration number **RAJ/P/2021/1554** dated **10/06/2021**, situated at Khasra No 169 (P), 171,172, 173 , 174 & 179 Village Thara, Post Office Khijuriwas Alwar 301018, Rajasthan demarcated by its boundaries (latitude and longitude of the end points) 28 ° 09' 46 .20" to the North, 28 ° 09' 46.27" to the South 76 ° 48' 49 .11 " to the East 76 ° 48 ' 49.76 " to the West District Alwar Rajasthan, admeasuring 7146 sq.mts. Area being developed by ASHIANA HOUSING LIMITED

Sir,

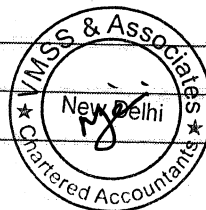
I, Biswajit Sengupta have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to the registered under RERA-Rajasthan, being 02 Building of Ashiana Nirmay Phase 4 situated on the plot bearing No Khasra No 169 (P), 171,172, 173, 174 & 179 Village Thara, Post Office Khijuriwas, Alwar 301018, Rajasthan admeasuring 7146 sq.mts. area being developed by ASHIANA HOUSING LIMITED.

I, based on site inspection, with respect to each of the Building of the aforesaid Real Estate Project, certify that as on the date **30th June 2023** the percentage of work done for each of the building of the Real Estate Project (registration number **RAJ/P/2021/1554** dated **16/07/2021** under Rajasthan RERA), is as per TABLE-A herein below. The percentage of the work executed with respected to each of the activity of the entire phase is detailed in TABLE-B.

TABLE-A

Building Number...B-03 (To be prepared separately for each Building of the Project)

Sr. No.	Tasks / Activity	Percentage of work done (Approximately)
(1)	(2)	(3)
1.	Excavation	100%
2.	0 number of Basement[s] and 1 Plinth	100%



BISWAJIT SENGUPTA
RERA Regd. FNA, AIIB

3.	Still Floor	100%
4.	11 number of Stabs of Super Structure	100%
5.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors and Windows to each of the Flat / Premises.	92%
6.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat / Premises.	41%
7.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks.	80%
8.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	89%
9.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, finishing to entrance lobby/s, plinth protection, paying of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	10%

TABLE-A

Building Number..B-07 (To be prepared separately for each Building of the Project)

Sr. No.	Tasks / Activity	Percentage of work done (Approximately)
(1)	(2)	(3)
1.	Excavation	100%
2.	0 number of Basement(s) and 1 Plinth	100%
3.	Still Floor	100%
4.	11 number of Stabs of Super Structure	100%
5.	Internal Walls, Internal Plaster, Floorings within Flats / Premises, Doors, and Windows to each of the Flat / Premises.	95%
6.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat / Premises.	45%
7.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks.	85%
8.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	91%
9.	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, finishing to entrance lobby/s, plinth protection, paying of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	10%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase / Project.

Sr. No.	Common areas and Facilities /	Proposed	Percentage of	Details
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B. Singh



	Amenities	[Yes/No]	Work done	
[1]	[2]	[3]	[4]	[5]
1	Internal Roads & Footpaths		0%	
2.	Water Supply		0%	UG TANK DONE WITH PHASE I
3.	Sewerage [Chamber, Lines, Septic Tank, STP].		0%	STP OPRATIONAL
4.	Storm Water Drains		60%	
5.	Landscaping & Tree Plantings.		0%	
6.	Street Lighting		50%	
7.	Community Buildings		100%	CLUB HOUSE DONE WITH PHASE I
8.	Treatment and disposal of sewage and sullage water			STP OPRATIONAL
9.	Solid Waste management & Disposal.		100%	
10.	Water conservation, Rainwater harvesting		66%	
11.	Energy management		0%	
12.	Fire protection and fire safety requirements		0%	
13.	Electrical meter room, sub- station, receiving station.		100%	ESS Operational
14.	Others (Option to Add more).	-		

Yours Faithfully,

Biswajit Sengupta

Signature & Name

BISWAJIT SENGUPTA

A-305 BLOCK 2 RANGOLI

Ashiana Village Bhiwadi 301019

Alwar, Rajasthan

BISWAJIT SENGUPTA

B. Arch, FIIA, AIIID

Regd. Architect : CA/75/886

Place: Bhiwadi

Date: 15th July 2023

