

FORM R-3

[See Regulation 3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

(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 III**
RERA Registration Number : **RAJ/P/2019/1015**

Sr. No.	Particulars	Estimated Amount (₹)	Amount Incurred till 31.12.2021 (₹)
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,	3,48,71,144	3,48,71,144
	(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.	-	-
	Sub - Total of LAND COST	3,48,71,144	3,48,71,144
	(B) Development Cost / Cost of Construction		
	(a) (i) Total cost incurred by promoter towards the on site expenditure for physical development of the project	33,47,64,864	25,58,09,662
	(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.	28,27,008	7,86,397
	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.	11,44,59,860	7,34,91,803
	b. Payment of Taxes, cess, fees, charges, Approval cost for construction etc. premiums, interest etc to any statutory Authority.	3,32,59,749	2,92,91,024
	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.	-	-
	Sub-Total of Development Cost	48,53,11,482	35,93,78,886
2	Total Estimated Cost of the Real Estate Project [1(A) + 1(B)] of Estimated Column.		52,01,82,625
3	Total Cost Incurred of the Real Estate Project [1(A) + 1(B)] of Incurred Column.		39,42,50,030
4	Percentage completion of construction work (as per Project Architect's Certificate)	As per enclosed Architect's Certificate dated 11.01.2022	
5	Percentage of the Cost incurred on Land cost to the Total Estimated Cost.		6.70%
6	Percentage of the Cost incurred on Construction Cost to the Total Estimated Cost.		69.09%
7	Amount which can be withdrawn from the Separate Account (to be calculated as below)		39,42,50,030
	Total Estimated Cost (item 2 above) x total percentage of cost incurred (as mentioned at item 5 & 6)		
8	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		38,01,72,460
9	Net Amount which can be withdrawn from the Separate Bank Account under this certificate.		1,40,77,570

This certificate is being issued for the Project **NIRMAY PHASE III** (RERA Registration No **RAJ/P/2019/1015**) 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

B Chhawchharia & Co.
Chartered Accountants
Firm Registration No - 305123E

Abhishek Gupta
Abhishek Gupta
Partner

Membership Number - 529082

Udin-22529082AAAAAR8628

Place:- Delhi

Date :- 18th January, 2022



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 :11.01.2022

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 3 having RERA registration number RAJ/P/2019/1051 dated 22/07/2019, 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 3 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 **31st December 2021** the percentage of work done for each of the building of the Real Estate Project (registration number RAJ/P/2019/1051 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-05 (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.	13 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.	86%
6.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat / Premises.	23%
7.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground	75%



B. Sengupta

	Water Tanks.	
8.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	90%
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.	0%

TABLE-A

Building Number ..B-06 (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.	13 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.	88%
6.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat / Premises.	23%
7.	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks.	75%
8.	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	92%
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.	0%

TABLE-B

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

Sr. No.	Common areas and Facilities / Amenities	Proposed (Yes/No)	Percentage of Work done	Details
(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 OPERATIONAL



B. Chawchharia

4.	Storm Water Drains		0%	
5.	Landscaping & Tree Plantings.		0%	
6.	Street Lighting		0%	
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%	SWM Operational
10.	Water conservation, Rain water harvesting		0%	
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, FIA, AIID

Regd. Architect : CA/75/236

Place :Bhiwadi

Date : 11* Jan 2022

