PROJECT REPORT

PROJECT- HSIIDC GH-04, SECTOR 80, GROUP HOUSING COLONY, GURGAON, HARYANA.

"Ashiana Aaroham Phase III"

Introduction

NAME OF THE COMPANY	M/s Ashiana Housing Limited
ADDRESS	**Registered Address:** 5F Everest, 46/C Chowringhee Road, Kolkata – 700071 **Local Office:** Ashiana Amarah, Sector 93, Village Wazirpur, Gurugram, Haryana - 122505 **Head Office**: 304, 3rd floor, Southern Park, Saket District Center, Saket, New Delhi - 110017
LINE OF ACTIVITY	Real Estate, Construction & Development
BACKGROUND OF THE COMPANY	M/s. Ashiana Housing Ltd. has been in the housing development sector over the last three decades and has established its reputation as a real estate developer that provides Quality of Construction, Safety of Investment and Integrity of Commitment. At Ashiana, we create affordable housing solutions for individuals of the middle-income segment. Since its inception, AHL has grown to become one of India's leading Real Estate Development Companies that is engaged in providing state of the art residential and commercial establishments / projects. Ashiana Housing Ltd. is a pioneer in Senior Living projects in India and has been No.1 in Senior Living projects from the past 4 years. It has developed over 237 lakhs sq. ft area. Over the years, the company has constructed and delivered various high- quality projects of Group Housing across five states at nine locations including Chennai, Gurugram, Lavasa, Jaipur, Bhiwadi, Jamshedpur, Halol etc. Some of the developed projects are Ashiana Daksh, Ashiana Amantran, Gulmohar Gardens, Vrinda Gardens, Ashiana Umang (Jaipur, Rajasthan); Ashiana Shubham (Chennai); Ashiana Nirmay, Ashiana Tarang, Ashiana Town etc. (Bhiwadi); Ashiana Aditya (Jamshedpur) etc. Ashiana has earned many awards and recognitions including - Ranked as No. 1 Developer in North India and No. 5 in India by Track2Realty, ranked as India's No. 1 Senior Living Brand 3 times in a row by Track2Realty, "Ashiana Anmol-Kid Centric" recognized as Best Theme based Project by Realty+ Excellence Awards (North) 2019, Received "Bhamashah Award" from the Government of Rajasthan for the 7th consecutive year for contribution to the basic education in the State.

	Besides above, AHL also provides Professional Facilities Management Services to all properties (Residential and Commercial) through its wholly owned subsidiary 'Ashiana Maintenance Services Limited'.

SITE LOCATION

The proposed project is located at Sector – 80, IMT Manesar District Gurgaon, Haryana.

FIG: SITE LOCATION



PROJECT DETAILS

M/s Ashiana Housing Limited ("**Promoter**") is the absolute owner and is seized and possessed of and otherwise well and sufficiently entitled to the freehold property admeasuring approximately 10.80 acres situated at IMT Manesar Sector 80, District Gurgaon, Haryana ("**Entire Land**"). The Entire Land was purchased *vide* Conveyance Deed dated 07.10.2024 registered before Sub Registar, Manesar, Gurugram.

The department of HSIDC has the land vide Regular letter of Allotment Without Offer of Possession bearing ref No.221 dated 01.08.2023 in favour of Ashiana Housing Ltd. The Conveyance Deed was executed by HSIIDC and Ashiana vide Document No.9168 dated 07.10.2024. Possession certificate dated 05.09.2024 was issued by HSIIDC.

The Entire Land is earmarked for the purpose of building a residential project, comprising of multistoried apartments, buildings, permissible commercials, nursery school/learning hub etc. Accordingly, the Promoter was granted permission for construction and development of group housing project by HSIIDC *vide* Memo No.HSIIDC/IPD/IMT/M/2025/1050. Dated-08.10.2025 ("**Whole Project**") with clear demarcation of the phases.

The Promoter being in possession of the Entire Land is developing a residential project to be known as **"Ashiana Aaroham"** on 10.80 acres of land being part and parcel of the Entire Land ("**Said Land**"). The Whole Project developed/ to be developed on the Entire Land shall be called **"Ashiana Aaroham".** However, for convenience and ease of construction, sales and marketing, the Whole Project **"Ashiana Aaroham"** has been divided into various phases and proposed to be developed in a phase wise manner with the clear intent to integrate all phases into one upon completion of the Whole Project. The Promoter is in the process of constructing and developing one of the phases of the Whole Project on 43,708 sqm. of land forming part of the Said Land and the said phase shall be known as **Ashiana Aaroham Phase III.**

The Promoter declares that Land cost of Aaroham Phase I is **Rs 7,078.80.00** Ashiana Aaroham Phase I shall incur a total construction cost of **Rs.31,353.09.00 [Tower wise Cost of Construction (Rs. 12,353.69.00 + Cost of Development Work (Rs. 807.99.00) + Other Costs (Rs.11112.61.00)** A bifurcation of the construction cost as per towers and quarters is given below:

CONSTRUCTION COST TOWER WISE:

SN.	TOWER NO./TOWER NAME	ESTIMATED COST (RS. IN LAKHS)
1	Tower 1	5,721.78.00
2	Tower 2	6,631.91.00
3		
	Total Construction cost of towers:	**12,353.69.00**

COST OF DEVELOPMENT WORKS:

S.N.	NAME OF THE FACILITY	ESTIMATED COST (RS. IN LAKHS)
1.	Internal Roads and Pavements	138.40
2.	Water Supply system	13.29
3.	Storm Water drainage	21.58
4.	Sewerage system	13.29
5.	Street Lighting	9.33
6.	Playgrounds and Parks	201.89
7.	Electricity supply system	24.41
8.	Security and firefighting	0
9.	Renewable energy system	0
10.	Parking	28.75
11.	STP	103.56
12.	Underground water tank	73.61

13.	Rainwater harvesting	23.38
14.	Electrical sub station	156.50
	TOTAL	**807.99.00**

Rs. [Tower wise Cost of Construction (Rs. 12,353.69.00) + Cost of Development Work (Rs. 807.99.00)]

QUARTER WISE BIFURCATION OF CONSTRUCTION COST:

QUARTERS	COST OF UNITS CONSTRUCTION (RS. IN LAKHS)	COST OF DEVELOPMENT WORK (RS. IN LAKHS)
Jul-Sep 27	304.29	0
Oct-Dec 27	494.15	0
Jan-Mar-28	458.71	0
Apr-Jun 28	375.16	0
Jul-Sep 28	679.45	0
Oct-Dec 28	745.77	0
Jan-Mar 29	1,033.48	0
Apr-Jun 29	1,420.67	0
Jul-Sep 29	1,437.25	0
Oct-Dec 29	988.29	14.36
Jan-Mar 30	988.29	38.47
Apr-Jun 30	1,173.60	94.70
Jul-Sep 30	1,389.79	162.22
Oct-Dec 30	648.57	208.43
Jan-Mar 31	216.19	193.81
Apr-Jun 31	0	87.14
Jul-Sep 31	0	8.86
Oct-Dec 31	0	0
Jan-Mar 32	0	0
TOTAL	**12,353.69**	**807.99**
TOTAL COST OF CONSTRUCTION		

Total Estimated Project Cost- The Promoter declares that total Estimated Project Cost is **Rs. 31,353.09.00** (Land cost + Construction Cost + Other Cost)

UNITS' DETAILS AND PROJECTED SALE PROCEEDS:

That Promoter is applying for registration of Ashiana Aarojam Phase III (Said Project) comprising 178 Units.

The details of units being developed in **Ashiana Aaroham Phase III** are given below:

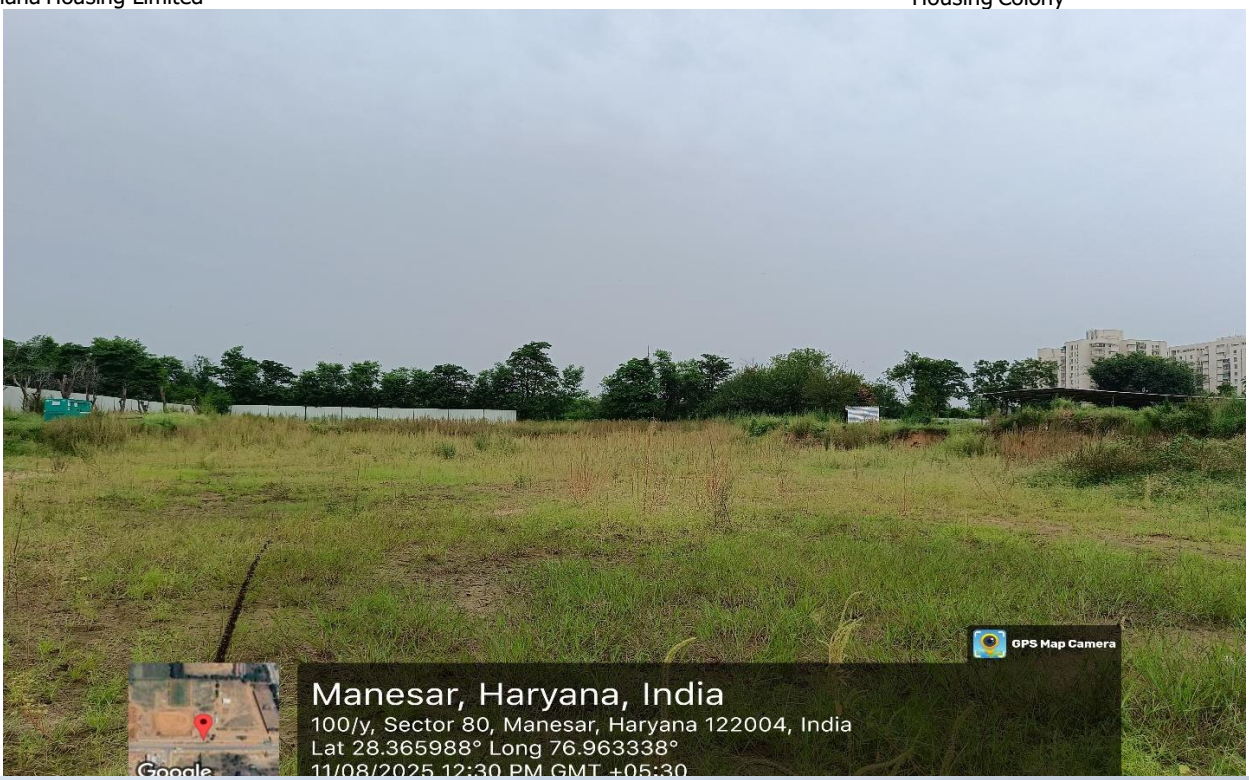
Table 1: Project details

S.No.	Unit Type	Carpet Area (In sq. ft.)	No. of units
1	3bhk +3 toilet -(Type-1)	45466	43
2	3bhk +3 toilet-(Type-2)	55035	45
3	Duplex Type-1 (4bhk-4T+Powder+Servant Room+1Toilet)	4198	2
4	4bhk +4 toilet-(Type-2)(Refuge Floor)	1919	1
5	3bhk +3 toilet-(Type-3)	51629	41
6	4bhk +4 toilet-(Type-1)	65409	43
7	Duplex Type-2(4bhk-4T+Powder+Servant Room+1Toilet)	5226	2
8	4 BHK + 4T (Refugee Floor)	2366	1
	Total	**23,1248.00**	**178**

The Promoter declares that the projected sale proceeds from the units for Ashiana Aaroham Phase III is **Rs. 65,625.02.00**

PROJECT PHOTOGRAPHS

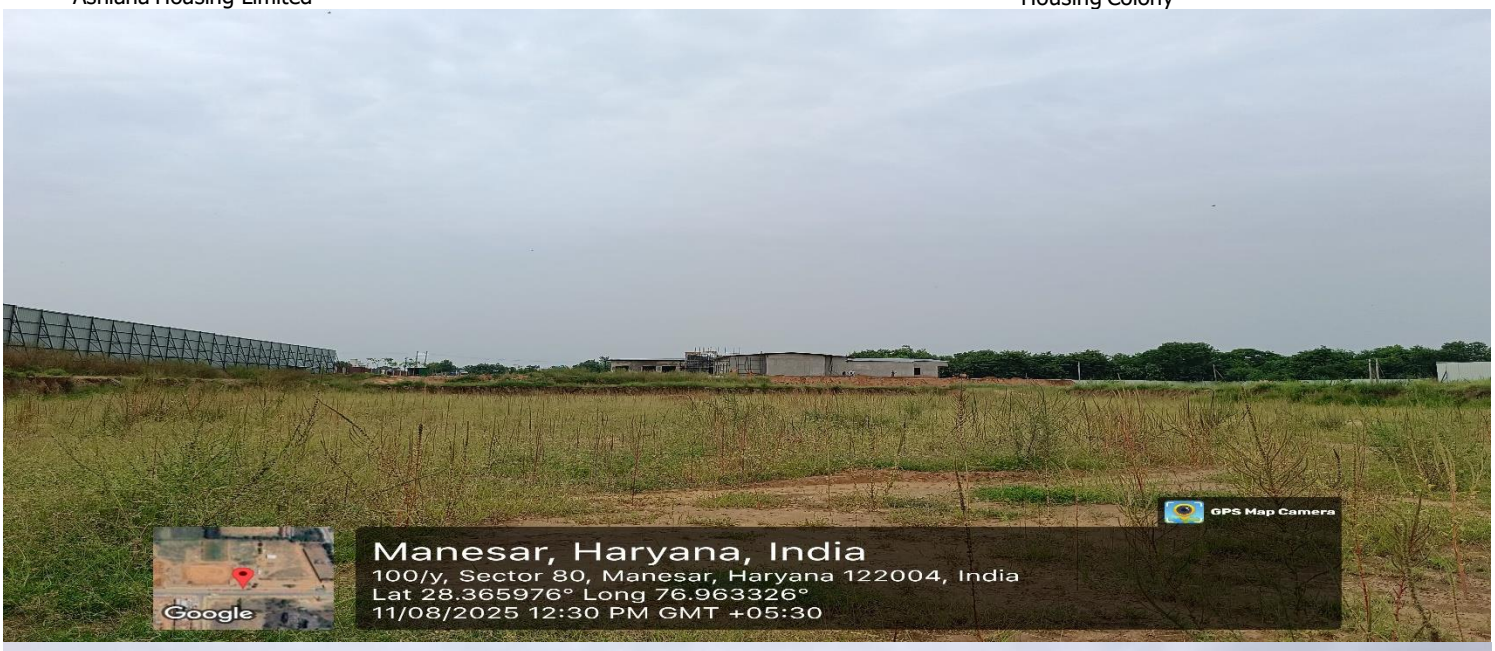



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