

**CA CERTIFICATE**

We have verified the books of accounts and others related records of M/s Ashiana Housing Limited, Having its principal place of business at Unit No. 4 & 5, 3rd Floor, Southern Park, Saket District Centre, Saket, New Delhi -110017, and project "Ashiana Aaroham Phase-2" Situated at HSIIDC Plot no GH-04, Sector-80, IMT Manesar, Gurugram, Haryana. On the basis of Information and explanations given to us, we hereby certify the Inventory details of the project. The details are as annexed.

For B. CHHAWCHHARIA & CO.  
Chartered Accountants  
Firm Registration No: 305123E



Abhishek Gupta  
Partner

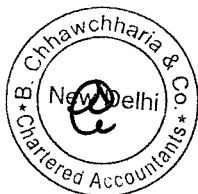
Membership Number: 529082

UDIN: 25529082 SARHJF7802

Place: New Delhi  
Date: 22<sup>nd</sup> December, 2025



A. INVENTORY DETAIL:								
S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sqmt)	Total Value in Lacs
1	2	1	I-101	1st	4 BHK + 4T	1521.13	141.32	3,19,20,000
2	2	1	I-201	2nd	4 BHK + 4T	1521.13	141.32	3,19,20,000
3	2	1	I-301	3rd	4 BHK + 4T	1521.13	141.32	3,19,20,000
4	2	1	I-401	4th	4 BHK + 4T	1521.13	141.32	3,19,20,000
5	2	1	I-501	5th	4 BHK + 4T	1521.13	141.32	3,19,20,000
6	2	1	I-601	6th	4 BHK + 4T	1521.13	141.32	3,19,20,000
7	2	1	I-701	7th	4 BHK + 4T	1521.13	141.32	3,19,20,000
8	2	1	I-801	8th	4 BHK + 4T	1521.13	141.32	3,19,20,000
9	2	1	I-901	9th	4 BHK + 4T	1521.13	141.32	3,19,20,000
10	2	1	I-1001	10th	4 BHK + 4T	1521.13	141.32	3,19,20,000
11	2	1	I-1101	11th	4 BHK + 4T	1521.13	141.32	3,19,20,000
12	2	1	I-1201	12th	4 BHK + 4T	1521.13	141.32	3,19,20,000
13	2	1	I-1301	13th	4 BHK + 4T	1521.13	141.32	3,19,20,000
14	2	1	I-1401	14th	4 BHK + 4T	1521.13	141.32	3,19,20,000
15	2	1	I-1501	15th	4 BHK + 4T	1521.13	141.32	3,19,20,000
16	2	1	I-1601	16th	4 BHK + 4T	1521.13	141.32	3,19,20,000
17	2	1	I-1701	17th	4 BHK + 4T	1521.13	141.32	3,19,20,000
18	2	1	I-1801	18th	4 BHK + 4T	1521.13	141.32	3,19,20,000
19	2	1	I-1901	19th	4 BHK + 4T	1521.13	141.32	3,19,20,000
20	2	1	I-2001	20th	5 BHK + 5T	2365.97	219.80	4,96,65,000
21	2	1	I-2101	21st	4 BHK + 4T	1521.13	141.32	3,19,20,000
22	2	1	I-2201	22nd	4 BHK + 4T	1521.13	141.32	3,19,20,000
23	2	1	I-2301	23rd	4 BHK + 4T	1521.13	141.32	3,19,20,000
24	2	1	D-002	Groud	Duplex 4BHK + 4T + Powder + Servent	2612.79	242.73	5,49,15,000
25	2	1	L-202	2nd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
26	2	1	L-302	3rd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
27	2	1	L-402	4th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
28	2	1	L-502	5th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
29	2	1	L-602	6th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
30	2	1	L-702	7th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
31	2	1	L-802	8th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
32	2	1	L-902	9th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
33	2	1	L-1002	10th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
34	2	1	L-1102	11th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
35	2	1	L-1202	12th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
36	2	1	L-1302	13th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
37	2	1	L-1402	14th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
38	2	1	L-1502	15th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
39	2	1	L-1602	16th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
40	2	1	L-1702	17th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
41	2	1	L-1802	18th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
42	2	1	L-1902	19th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
43	2	1	L-2102	21st	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
44	2	1	L-2202	22nd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
45	2	1	L-2302	23rd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000



S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sqmt)	Total Value in Lacs
46	2	1	I-103	1st	4 BHK + 4T	1521.13	141.32	3,19,20,000
47	2	1	I-203	2nd	4 BHK + 4T	1521.13	141.32	3,19,20,000
48	2	1	I-303	3rd	4 BHK + 4T	1521.13	141.32	3,19,20,000
49	2	1	I-403	4th	4 BHK + 4T	1521.13	141.32	3,19,20,000
50	2	1	I-503	5th	4 BHK + 4T	1521.13	141.32	3,19,20,000
51	2	1	I-603	6th	4 BHK + 4T	1521.13	141.32	3,19,20,000
52	2	1	I-703	7th	4 BHK + 4T	1521.13	141.32	3,19,20,000
53	2	1	I-803	8th	4 BHK + 4T	1521.13	141.32	3,19,20,000
54	2	1	I-903	9th	4 BHK + 4T	1521.13	141.32	3,19,20,000
55	2	1	I-1003	10th	4 BHK + 4T	1521.13	141.32	3,19,20,000
56	2	1	I-1103	11th	4 BHK + 4T	1521.13	141.32	3,19,20,000
57	2	1	I-1203	12th	4 BHK + 4T	1521.13	141.32	3,19,20,000
58	2	1	I-1303	13th	4 BHK + 4T	1521.13	141.32	3,19,20,000
59	2	1	I-1403	14th	4 BHK + 4T	1521.13	141.32	3,19,20,000
60	2	1	I-1503	15th	4 BHK + 4T	1521.13	141.32	3,19,20,000
61	2	1	I-1603	16th	4 BHK + 4T	1521.13	141.32	3,19,20,000
62	2	1	I-1703	17th	4 BHK + 4T	1521.13	141.32	3,19,20,000
63	2	1	I-1803	18th	4 BHK + 4T	1521.13	141.32	3,19,20,000
64	2	1	I-1903	19th	4 BHK + 4T	1521.13	141.32	3,19,20,000
65	2	1	I-2003	20th	4 BHK + 4T	1521.13	141.32	3,19,20,000
66	2	1	I-2103	21st	4 BHK + 4T	1521.13	141.32	3,19,20,000
67	2	1	I-2203	22nd	4 BHK + 4T	1521.13	141.32	3,19,20,000
68	2	1	I-2303	23rd	4 BHK + 4T	1521.13	141.32	3,19,20,000
69	2	1	D-004	Groud	Duplex 4BHK + 4T + Powder + Servent	2612.79	242.73	5,49,15,000
70	2	1	L-204	2nd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
71	2	1	L-304	3rd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
72	2	1	L-404	4th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
73	2	1	L-504	5th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
74	2	1	L-604	6th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
75	2	1	L-704	7th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
76	2	1	L-804	8th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
77	2	1	L-904	9th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
78	2	1	L-1004	10th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
79	2	1	L-1104	11th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
80	2	1	L-1204	12th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
81	2	1	L-1304	13th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
82	2	1	L-1404	14th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
83	2	1	L-1504	15th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
84	2	1	L-1604	16th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
85	2	1	L-1704	17th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
86	2	1	L-1804	18th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
87	2	1	L-1904	19th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
88	2	1	L-2004	20th	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
89	2	1	L-2104	21st	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
90	2	1	L-2204	22nd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
91	2	1	L-2304	23rd	3 BHK + 3T (Large)	1259.25	116.99	2,64,60,000
92	2	2	L-105	1st	3 BHK + 3T	1223.01	113.62	2,57,25,000



S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sqmt)	Total Value in Lacs
93	2	2	L-205	2nd	3 BHK + 3T	1223.01	113.62	2,57,25,000
94	2	2	L-305	3rd	3 BHK + 3T	1223.01	113.62	2,57,25,000
95	2	2	L-405	4th	3 BHK + 3T	1223.01	113.62	2,57,25,000
96	2	2	L-505	5th	3 BHK + 3T	1223.01	113.62	2,57,25,000
97	2	2	L-605	6th	3 BHK + 3T	1223.01	113.62	2,57,25,000
98	2	2	L-705	7th	3 BHK + 3T	1223.01	113.62	2,57,25,000
99	2	2	L-805	8th	3 BHK + 3T	1223.01	113.62	2,57,25,000
100	2	2	L-905	9th	3 BHK + 3T	1223.01	113.62	2,57,25,000
101	2	2	L-1005	10th	3 BHK + 3T	1223.01	113.62	2,57,25,000
102	2	2	L-1105	11th	3 BHK + 3T	1223.01	113.62	2,57,25,000
103	2	2	L-1205	12th	3 BHK + 3T	1223.01	113.62	2,57,25,000
104	2	2	L-1305	13th	3 BHK + 3T	1223.01	113.62	2,57,25,000
105	2	2	L-1405	14th	3 BHK + 3T	1223.01	113.62	2,57,25,000
106	2	2	L-1505	15th	3 BHK + 3T	1223.01	113.62	2,57,25,000
107	2	2	L-1605	16th	3 BHK + 3T	1223.01	113.62	2,57,25,000
108	2	2	L-1705	17th	3 BHK + 3T	1223.01	113.62	2,57,25,000
109	2	2	L-1805	18th	3 BHK + 3T	1223.01	113.62	2,57,25,000
110	2	2	L-1905	19th	3 BHK + 3T	1223.01	113.62	2,57,25,000
111	2	2	L-2005	20th	4 BHK + 4T Refugee	1918.68	178.25	4,03,20,000
112	2	2	L-2105	21st	3 BHK + 3T	1223.01	113.62	2,57,25,000
113	2	2	L-2205	22nd	3 BHK + 3T	1223.01	113.62	2,57,25,000
114	2	2	L-2305	23rd	3 BHK + 3T	1223.01	113.62	2,57,25,000
115	2	2	D-006	Ground	Duplex 4BHK + 4T + Powder + Servent	2099.20	195.02	4,41,00,000
116	2	2	L-206	2nd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
117	2	2	L-306	3rd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
118	2	2	L-406	4th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
119	2	2	L-506	5th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
120	2	2	L-606	6th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
121	2	2	L-706	7th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
122	2	2	L-806	8th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
123	2	2	L-906	9th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
124	2	2	L-1006	10th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
125	2	2	L-1106	11th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
126	2	2	L-1206	12th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
127	2	2	L-1306	13th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
128	2	2	L-1406	14th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
129	2	2	L-1506	15th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
130	2	2	L-1606	16th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
131	2	2	L-1706	17th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
132	2	2	L-1806	18th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
133	2	2	L-1906	19th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
134	2	2	L-2106	21st	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
135	2	2	L-2206	22nd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
136	2	2	L-2306	23rd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
137	2	2	L-107	1st	3 BHK + 3T	1223.01	113.62	2,57,25,000
138	2	2	L-207	2nd	3 BHK + 3T	1223.01	113.62	2,57,25,000
139	2	2	L-307	3rd	3 BHK + 3T	1223.01	113.62	2,57,25,000



S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sqmt)	Total Value in Lacs
140	2	2	L-407	4th	3 BHK + 3T	1223.01	113.62	2,57,25,000
141	2	2	L-507	5th	3 BHK + 3T	1223.01	113.62	2,57,25,000
142	2	2	L-607	6th	3 BHK + 3T	1223.01	113.62	2,57,25,000
143	2	2	L-707	7th	3 BHK + 3T	1223.01	113.62	2,57,25,000
144	2	2	L-807	8th	3 BHK + 3T	1223.01	113.62	2,57,25,000
145	2	2	L-907	9th	3 BHK + 3T	1223.01	113.62	2,57,25,000
146	2	2	L-1007	10th	3 BHK + 3T	1223.01	113.62	2,57,25,000
147	2	2	L-1107	11th	3 BHK + 3T	1223.01	113.62	2,57,25,000
148	2	2	L-1207	12th	3 BHK + 3T	1223.01	113.62	2,57,25,000
149	2	2	L-1307	13th	3 BHK + 3T	1223.01	113.62	2,57,25,000
150	2	2	L-1407	14th	3 BHK + 3T	1223.01	113.62	2,57,25,000
151	2	2	L-1507	15th	3 BHK + 3T	1223.01	113.62	2,57,25,000
152	2	2	L-1607	16th	3 BHK + 3T	1223.01	113.62	2,57,25,000
153	2	2	L-1707	17th	3 BHK + 3T	1223.01	113.62	2,57,25,000
154	2	2	L-1807	18th	3 BHK + 3T	1223.01	113.62	2,57,25,000
155	2	2	L-1907	19th	3 BHK + 3T	1223.01	113.62	2,57,25,000
156	2	2	L-2007	20th	3 BHK + 3T	1223.01	113.62	2,57,25,000
157	2	2	L-2107	21st	3 BHK + 3T	1223.01	113.62	2,57,25,000
158	2	2	L-2207	22nd	3 BHK + 3T	1223.01	113.62	2,57,25,000
159	2	2	L-2307	23rd	3 BHK + 3T	1223.01	113.62	2,57,25,000
160	2	2	D-008	Groud	Duplex 4BHK + 4T + Powder + Servent	2099.20	195.02	4,41,00,000
161	2	2	L-208	2nd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
162	2	2	L-308	3rd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
163	2	2	L-408	4th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
164	2	2	L-508	5th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
165	2	2	L-608	6th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
166	2	2	L-708	7th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
167	2	2	L-808	8th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
168	2	2	L-908	9th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
169	2	2	L-1008	10th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
170	2	2	L-1108	11th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
171	2	2	L-1208	12th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
172	2	2	L-1308	13th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
173	2	2	L-1408	14th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
174	2	2	L-1508	15th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
175	2	2	L-1608	16th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
176	2	2	L-1708	17th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
177	2	2	L-1808	18th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
178	2	2	L-1908	19th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
179	2	2	L-2008	20th	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
180	2	2	L-2108	21st	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
181	2	2	L-2208	22nd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
182	2	2	L-2308	23rd	3 BHK + 3T (Small)	1057.35	98.23	2,21,55,000
<b>182</b>						<b>2,36,808.73</b>	<b>22,000.07</b>	<b>4,97,24,85,000</b>

