

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-1" 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: 25529082BMJAGU7104

Place: New Delhi
Date: 19th September, 2025



A. INVENTORY DETAIL:								
S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sqmt)	Total Value in Lacs
1	1	3	I-109	1st	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
2	1	3	I-209	2nd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
3	1	3	I-309	3rd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
4	1	3	I-409	4th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
5	1	3	I-509	5th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
6	1	3	I-609	6th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
7	1	3	I-709	7th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
8	1	3	I-809	8th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
9	1	3	I-909	9th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
10	1	3	I-1009	10th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
11	1	3	I-1109	11th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
12	1	3	I-1209	12th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
13	1	3	I-1309	13th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
14	1	3	I-1409	14th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
15	1	3	I-1509	15th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
16	1	3	I-1609	16th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
17	1	3	I-1709	17th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
18	1	3	I-1809	18th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
19	1	3	I-1909	19th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
20	1	3	I-2009	20th	5 BHK + 5T (Refuge Floor)	2365.97	219.80	4,96,65,000
21	1	3	I-2109	21st	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
22	1	3	I-2209	22nd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
23	1	3	I-2309	23rd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
24	1	3	D-010	Groud	4BHK Duplex (TYPE-2)	2612.79	242.73	5,49,15,000
25	1	3	L-210	2nd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
26	1	3	L-310	3rd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
27	1	3	L-410	4th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
28	1	3	L-510	5th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
29	1	3	L-610	6th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
30	1	3	L-710	7th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
31	1	3	L-810	8th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
32	1	3	L-910	9th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
33	1	3	L-1010	10th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
34	1	3	L-1110	11th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
35	1	3	L-1210	12th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
36	1	3	L-1310	13th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
37	1	3	L-1410	14th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
38	1	3	L-1510	15th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
39	1	3	L-1610	16th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
40	1	3	L-1710	17th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
41	1	3	L-1810	18th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
42	1	3	L-1910	19th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
43	1	3	L-2110	21st	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
44	1	3	L-2210	22nd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
45	1	3	L-2310	23rd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
46	1	3	I-111	1st	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
47	1	3	I-211	2nd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
48	1	3	I-311	3rd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
49	1	3	I-411	4th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
50	1	3	I-511	5th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
51	1	3	I-611	6th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
52	1	3	I-711	7th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000



A. INVENTORY DETAIL:								
S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sgmt)	Total Value in Lacs
53	1	3	I-811	8th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
54	1	3	I-911	9th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
55	1	3	I-1011	10th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
56	1	3	I-1111	11th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
57	1	3	I-1211	12th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
58	1	3	I-1311	13th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
59	1	3	I-1411	14th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
60	1	3	I-1511	15th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
61	1	3	I-1611	16th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
62	1	3	I-1711	17th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
63	1	3	I-1811	18th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
64	1	3	I-1911	19th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
65	1	3	I-2011	20th	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
66	1	3	I-2111	21st	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
67	1	3	I-2211	22nd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
68	1	3	I-2311	23rd	4 BHK + 4T (TYPE-1)	1521.13	141.32	3,19,20,000
69	1	3	D-012	Groud	4BHK Duplex (TYPE-2)	2612.79	242.73	5,49,15,000
70	1	3	L-212	2nd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
71	1	3	L-312	3rd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
72	1	3	L-412	4th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
73	1	3	L-512	5th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
74	1	3	L-612	6th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
75	1	3	L-712	7th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
76	1	3	L-812	8th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
77	1	3	L-912	9th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
78	1	3	L-1012	10th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
79	1	3	L-1112	11th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
80	1	3	L-1212	12th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
81	1	3	L-1312	13th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
82	1	3	L-1412	14th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
83	1	3	L-1512	15th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
84	1	3	L-1612	16th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
85	1	3	L-1712	17th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
86	1	3	L-1812	18th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
87	1	3	L-1912	19th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
88	1	3	L-2012	20th	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
89	1	3	L-2112	21st	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
90	1	3	L-2212	22nd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
91	1	3	L-2312	23rd	3 BHK + 3T (TYPE-3)	1259.25	116.99	2,64,60,000
92	1	4	L-113	1st	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
93	1	4	L-213	2nd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
94	1	4	L-313	3rd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
95	1	4	L-413	4th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
96	1	4	L-513	5th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
97	1	4	L-613	6th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
98	1	4	L-713	7th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
99	1	4	L-813	8th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
100	1	4	L-913	9th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
101	1	4	L-1013	10th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
102	1	4	L-1113	11th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
103	1	4	L-1213	12th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
104	1	4	L-1313	13th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
105	1	4	L-1413	14th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
106	1	4	L-1513	15th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000



A. INVENTORY DETAIL:								
S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sgmt)	Total Value in Lacs
107	1	4	L-1613	16th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
108	1	4	L-1713	17th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
109	1	4	L-1813	18th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
110	1	4	L-1913	19th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
111	1	4	L-2013	20th	4 BHK + 4T Refugee (TYPE-2)	1918.68	178.25	4,03,20,000
112	1	4	L-2113	21st	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
113	1	4	L-2213	22nd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
114	1	4	L-2313	23rd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
115	1	4	D-014	Ground	4BHK Duplex (TYPE-1)	2099.20	195.02	4,41,00,000
116	1	4	L-214	2nd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
117	1	4	L-314	3rd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
118	1	4	L-414	4th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
119	1	4	L-514	5th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
120	1	4	L-614	6th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
121	1	4	L-714	7th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
122	1	4	L-814	8th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
123	1	4	L-914	9th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
124	1	4	L-1014	10th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
125	1	4	L-1114	11th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
126	1	4	L-1214	12th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
127	1	4	L-1314	13th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
128	1	4	L-1414	14th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
129	1	4	L-1514	15th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
130	1	4	L-1614	16th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
131	1	4	L-1714	17th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
132	1	4	L-1814	18th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
133	1	4	L-1914	19th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
134	1	4	L-2114	21st	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
135	1	4	L-2214	22nd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
136	1	4	L-2314	23rd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
137	1	4	L-115	1st	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
138	1	4	L-215	2nd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
139	1	4	L-315	3rd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
140	1	4	L-415	4th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
141	1	4	L-515	5th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
142	1	4	L-615	6th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
143	1	4	L-715	7th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
144	1	4	L-815	8th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
145	1	4	L-915	9th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
146	1	4	L-1015	10th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
147	1	4	L-1115	11th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
148	1	4	L-1215	12th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
149	1	4	L-1315	13th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
150	1	4	L-1415	14th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
151	1	4	L-1515	15th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
152	1	4	L-1615	16th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
153	1	4	L-1715	17th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
154	1	4	L-1815	18th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
155	1	4	L-1915	19th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
156	1	4	L-2015	20th	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
157	1	4	L-2115	21st	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
158	1	4	L-2215	22nd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000
159	1	4	L-2315	23rd	3 BHK + 3T (TYPE-2)	1223.01	113.62	2,57,25,000



A. INVENTORY DETAIL:								
S.NO.	Phasing	Tower	Unit No	Floor	Unit Type	Carpet Area (Sqft)	Carpet Area (Sqmt)	Total Value in Lacs
160	1	4	D-016	Ground	4BHK Duplex (TYPE-1)	2099.20	195.02	4,41,00,000
161	1	4	L-216	2nd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
162	1	4	L-316	3rd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
163	1	4	L-416	4th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
164	1	4	L-516	5th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
165	1	4	L-616	6th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
166	1	4	L-716	7th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
167	1	4	L-816	8th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
168	1	4	L-916	9th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
169	1	4	L-1016	10th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
170	1	4	L-1116	11th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
171	1	4	L-1216	12th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
172	1	4	L-1316	13th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
173	1	4	L-1416	14th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
174	1	4	L-1516	15th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
175	1	4	L-1616	16th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
176	1	4	L-1716	17th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
177	1	4	L-1816	18th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
178	1	4	L-1916	19th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
179	1	4	L-2016	20th	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
180	1	4	L-2116	21st	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
181	1	4	L-2216	22nd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
182	1	4	L-2316	23rd	3 BHK + 3T (TYPE-1)	1057.35	98.23	2,21,55,000
183	1		Shop 1	Ground		232.36	21.59	73,19,340
184	1		Shop 2	Ground		232.36	21.59	73,19,340
185	1		Shop 3	Ground		232.36	21.59	73,19,340
186	1		Shop 4	Ground		232.36	21.59	73,19,340
187	1		Shop 5	Ground		232.36	21.59	73,19,340
188	1		Shop 6	Ground		232.36	21.59	73,19,340
189	1		Shop 7	Ground		232.36	21.59	73,19,340
190	1		Shop 8	Ground		232.36	21.59	73,19,340
190			-	-	-	2,38,668	22,173	5,03,10,39,720

