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AHUJA
PRIDE PER SQUARE FEET

VA | AHUJA GROUP

# Project - Quarterly Progress Report

| | | |
|---|---|---|
| **Promoter's Name** | : | VIKRAM AHUJA ENTERPRISE INTERNATIONAL PRIVATE LIMITED |
| **Project Name** | : | **AHUJA HIGHLANDS** |
| **Project Registration No** | : | TN/11/Building/0144/2017 dated 26/10/2017<br>FORM F – TNRERA/501/2021 |
| **Quarter Ending** | : | **March 2023** |

**A. Sales**

| Sl. No. | Description | Cumulative No. of Units upto the Quarter | Total Area |
|---|---|---|---|
| 1. | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | 54 | |
| 2. | Parking Lots | 61 | |
| 3. | UDS Registered in Sq.m. | 9643.95 | 16658.89 |

**B. Construction**

| Sl. No. | Description | Block/Tower No. | Status |
|---|---|---|---|
| 1. | Stage of construction of each Block/Tower, Floor wise | Completed | Completed |
| 2. | Status of common Amenities for each Block/Tower, Item wise | Completed | Completed |

| Sl.No. | Description | Percentage |
|---|---|---|
| 1. | Percentage of Completion | **100** |
| | i) Physical | **100%** |
| | ii) Financial (Enter Anticipated Project Cost in Lakhs) | **100%** |

**C. Details of Clearances**

1. Completion Certificate No. – NA -- (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) – NA -- (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 – Attached- (in PDF Format)

**D. Latest Photo with Date (Atleast from 2 angles)** – Attached- (in PDF Format)

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

Vikram Ahuja Enterprise International Private Ltd.

**Indoor games room :** Ready

## PHOTOGRAPHS SHOWING PROGRESS

**ROW 1 – Unit 1 – 3**

All Units ready for Possession / Client scope of customisation

**ROW 2 – UNIT 4 – 9**

**EWS Block** Apartment ready to hand over

Common Area – Club house & Lawn completed.
Main road paved.
Entry Arch & security cabin completed.

FOR ... AM AHUJA ENTE...
INTERNATIONAL

AHUJA

**ROW 3 – Unit 10 – 19**

For VIKRAM AHUJA ENTERPRISES
INTERNATIONAL
Authorised Signatory

**ROW 4 – UNIT – 20 – 24**



AHUJA

**ROW 5 – Unit 25 – 29**

**ROW 6 – Unit 30 – 38**

**STP**

FOR VIKRAM AHUJA ENTERPRISES INTERNATIONAL

**Genset**

AM AHUJA ENTE
INTERNAT

**ROW 7 – Unit 39 – 51**



AHUJA

**ROW 8 – Unit 52 – 65**

**ROW 8 & 9**

FOR RAM AHUJA ENTERPRISES
INTERNATIONAL



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**EWS Block**

**Health Centre**

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**Common Area Progress**

**Club House lawn completed with lighting.**

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Authorised



AHUJA

**Club house- Children's play area ready. Play equipment installed**

**Indoor Game Room**

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**AV Entertainment Room**

**Entrance arch complete.**



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**Main road work completed.**

**OSR**

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AHUJA

# AHUJA HIGHLANDS, COIMBATORE

## COMMON SERVICES COMMISSIONED

RO PLANT, EB PANELS,STP, GENSET, EB TRANSFORMER,
LIFT,

KOEL
KOEL
SUNBEAM
KOEL
iGREEN

EB PANEL

OSR work completed

**Transformer**

FOR VIKRAM AHUJA ENTERPRISES
INTERNATIONAL
Authorised Signatory

53

SAJITH & VIVEK

ARCHITECTS LLP

**FORM – 4**

**ARCHITECT'S CERTIFICATE**

**(To be issued on completion of each of the Building/Bloc/Tower)**

Date – 31/5/23

To

M/s Vikram Ahuja Enterprise International Private Limited,
No – 42/30, Ahuja Towers, 5th Floor,
T V Swamy Road (W), R. S. Puram,
Coimbatore – 641 002.

REG No. TN/11/Building/0144/2017 dt 26/10/2017
Form F TN RERA 501/2021, 8117/2022

***Subject:*** Certificate of completion of Construction work of **AHUJA HIGHLANDS** Building/ _____ Block of the Building of the project (TNEREA Registration No – **8117/2022**) situated on the plot bearing survey no – **956/1A & 958/1B** demarcated by its boundaries (latitude and longitude of the end points) **Sf No – 958/A & 959/3** to the North to the South SF. No – **956/1A (part) & 951** to the East **Sf. No – 954 & 955** to the West **of Sf. No – 956/1A(part) & 957**, Division **VELLALORE** Village **MADUKARAI** Taluk **COIMBATORE** District **641023** Pin **18413.20** measuring sq,mts area being developed by **M/s Vikram Ahuja Enterprise International Private limited**

Sir,

We have undertaken assignment as Architect/~~Engineer~~ of certifying completion of Construction Work of **AHUJA HIGHLANDS** Building situated on the plot bearing survey no – **956/1A & 958/1B VELLALORE** Village **MADUKARAI** Taluk **COIMBATORE** District **641023** Pin **18413.20** measuring sq,mts area being developed by **M/s Vikram Ahuja Enterprise International Private limited**

2. Following technical professionals are appointed by Owner/Promoter: (as applicable)

(i) M/s **SAJITH & VIVEK, CHENNAI** as Architect/Engineer
(ii) M/s **SAPTAGIRI ASSOCIATES, COIMBATORE** as Structural Consultant
(iii) M/s **BLACK & WHITE, COIMBATORE** as MEP Consultant
(iv) M/s **V R CONSTRUCTIONS, COIMBATORE** as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my/our knowledge, we hereby certify that AHUJA HIGHLANDS Building/Block of the Building has been completed in all aspects. The **AHUJA HIGHLANDS** Building is granted Completion Certificate bearing number _____ dated 19.01.2021 by Vellalore Special Panchayat Office (Competent Authority).

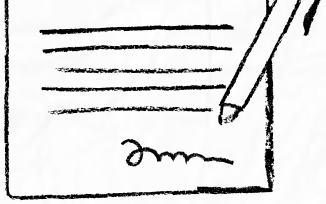
Yours Faithfully,

Ar. K. SAJITH NAIR, B.Arch.
CA/94/17689
SAJITH & VIVEK
ARCHITECTS LLP
Riviera Apartments"
No.8/16, Crescent Avenue Road,
Gandhi Nagar, Adyar,
Chennai 600020. Phone 24420026

## List of common amenities at Ahuja Highlands

1. Club house with party area
2. Lawn with party deck
3. Childrens play area
4. Indoor games (toddler pen, table tennis, board games, foosball)
5. 20 seater miniplex
6. Power saving led street lights
7. Landscaped streetscape
8. Paved driveways
9. Genset back-up for common areas and common amenities
10. Ro plant with hydro pneumatic system
11. Rain water harvesting
12. Gym with commerical spec equipment
13. Yoga hall
14. Multipurpose play court
15. Skating ring
16. Amphitheatre
17. 24x7 security with cctv monitoring
18. Intercoms for every house
19. Sewage treatement plant
20. Adequate supply of corporation water

Vikram Ahuja Enterprise International Private Ltd.



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

## Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

## Property Development & Approvals

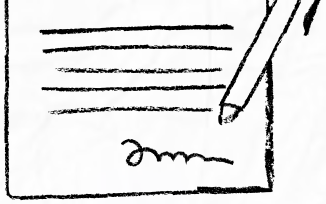
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

## NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

## Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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real estate journey

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