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Official Property Record

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Project - Quarterly Progress Report

Promoter's Name	:	**ASHIANA HOUSING LIMITED**
Project Name	:	**ASHIANA SHUBHAM PHASE IV A**
Project Registration No	:	**TN/01/Building/0456/2020**
Quarter Ending	:	**DECEMBER 2023**

A. Sales

Sl. No.	Description	No.	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	Refer Annexure 1	
2.	Parking Lots	Refer Annexure 1	
3.	UDS Registered in Sq.mtr.	Refer Annexure 1	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block No. **B,C,E,G**	Refer Annexure 2
2.	Status of common Amenities for each Block/Tower, Item wise	On Going	Refer Annexure 3

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	75%
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	87.96%

C. Details of Clearances

1. Completion Certificate No. -NIL
2. Compliance Report, if any-NIL
3. Annual Audit Report of Special Account -NIL

D. Latest Photo with Date (Atleast from 2 angles) - Enclosed

ASHIANA HOUSING LIMITED CHENNAI

For ASHIANA HOUSING LTD.

Authorised Signatory

Annexure 1

As on Date : 31/12/2023

Project Name	Types of Unit	Carpet Area Sqm (Sq.ft.)	UDS Sqm (Sq.ft.)	Total No of Units	Units Sold
Ashiana Shubham Ph IV - A	3BHK+ 2 TOILET	96.37 (1037.32)	78.36(843)	40	40
	2BHK	80.85(870.26)	62.31(671)	80	80
	2BHK BIG KITCHEN	91.76(987.70)	70.01(754)	20	19
	1BHK	55.60 (598.47)	44.25(476)	80	79
Total				220	218

Parking detail for Shubham Phase IV - A

Type	Total No. of Cars	Total No. of Two Wheelers	No. of Cycles	Mechanical Car Parking	Present			
					No. of Visitors Parking		No. of Parking allocated	
Location					Car	Two Wheeler	Car	Two wheeler
Open Area	176	0	0	0			139	
Stilt Floor	0	0	0	0				
Basement	0	0	0	0				
Any Other Floor	0	0	0	0				

For ASHIANA HOUSING LTD.

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Ashiana Housing Limited				Annexure 2					
Project: Ashiana Shubham Phase IV - A									
Building work				(Block B)				Date 31st Dec 2023	
Sl No.	Activity / Floors	Foundation up to Plinth	Slab	Brick work	Internal Plaster	External Plaster	Tiling	Internal Paint	External Paint
1	Ground Floor	Done	Done	Done	Done	WIP	WIP	WIP	-
2	1st Floor	Done	Done	Done	Done	Done	Done	WIP	-
3	2nd Floor	Done	Done	Done	Done	Done	Done	WIP	-
4	3rd Floor	Done	Done	Done	Done	Done	Done	WIP	-
5	4th Floor	Done	Done	Done	WIP	WIP	WIP	-	-
6	Terrace Floor	Done	Done	Done	WIP	WIP	WIP	-	-
Note:									

Ashiana Housing Limited				Annexure 2					
Project: Ashiana Shubham Phase IV - A									
Building work				(Block C)				Date 31st Dec 2023	
Sl No.	Activity / Floors	Foundation up to plinth	Slab	Brick work	Internal Plaster	External Plaster	Tiling	Internal Paint	External Paint
1	Ground Floor	Done	Done	Done	Done	WIP	Done	WIP	-
2	1st Floor	Done	Done	Done	Done	Done	Done	WIP	-
3	2nd Floor	Done	Done	Done	Done	Done	Done	WIP	-
4	3rd Floor	Done	Done	Done	Done	Done	Done	WIP	-
5	4th Floor	Done	Done	Done	WIP	WIP	WIP	-	-
6	Terrace Floor	Done	Done	Done	WIP	WIP	-	-	-
Note:									

Ashiana Housing Limited				Annexure 2					
Project: Ashiana Shubham Phase IV - A									
Building work				(Block E)				Date 31st Dec 2023	
Sl No.	Activity / Floors	Foundation up to plinth	Slab	Brick work	Internal Plaster	External Plaster	Tiling	Internal Paint	External Paint
1	Ground Floor	Done	Done	Done	WIP	WIP	WIP	WIP	WIP
2	1st Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
3	2nd Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
4	3rd Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
5	4th Floor	Done	Done	Done	WIP	WIP	WIP	WIP	WIP
6	Terrace Floor	Done	Done	Done	WIP	WIP	WIP	WIP	WIP
Note:									

Ashiana Housing Limited				Annexure 2					
Project: Ashiana Shubham Phase IV - A									
Building work				(Block G)				Date 31st Dec 2023	
Sl No.	Activity / Floors	Foundation up to plinth	Slab	Brick work	Internal Plaster	External Plaster	Tiling	Internal Paint	External Paint
1	Ground Floor	Done	Done	Done	Done	WIP	WIP	WIP	WIP
2	1st Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
3	2nd Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
4	3rd Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
5	4th Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
6	Terrace Floor	Done	Done	Done	Done	Done	Done	WIP	WIP
Note:									

For ASHIANA HOUSING LTD.

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ASHIANA HOUSING LIMITED CHENNAI

Ashiana Housing limited			Annexure 3
Project: Ashiana Shubham Phase IV - A			
Development work			Date : 31st Dec 2023
Sl No.	Activity	% completion	Remarks
1	Water Supply	WIP	Nil
2	Rain water Harvesting	WIP	Nil
3	Santitation	WIP	Nil
4	Electrification	WIP	Nil
5	Fire fighting	NA	Nil
6	Boundary wall	100%	

For ASHIANA HOUSING LTD.

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ASHIANA HOUSING LIMITED CHENNAI

ASHIANA SHUBHAM PHASE 4A





Block-G

For ASHIANA HOUSING LTD.

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ASHIANA SHUBHAM PHASE 4A





Block-E

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Block-C

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ASHIANA SHUBHAM PHASE 4A



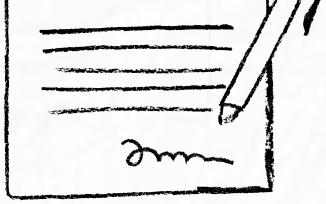


Block-B

For ASHIANA HOUSING LTD

Authorised Signatory

ASHIANA HOUSING LIMITED CHENNAI



our services doesn't just end there

Buying & Selling Services

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

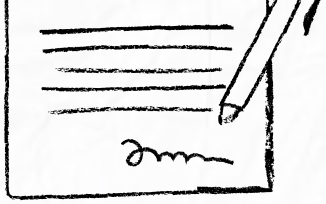
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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