

FORM A
[Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT



To
The Registrar,
The Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udyog Bhavan,
Tilak Marg, C-Scheme, Jaipur-302005, Rajasthan

Dear Sir,

We hereby apply for the grant of registration of our residential group housing project **Ashiana Tarang Ph.VII** to be set up at Village Milakpur Gurjar, Baba Mohan Ram Kali Kholi Marg, Near UIT Sector 9, Bhiwadi, Tehsil Tapukara, Distt. Khairthal-Tapukara, Rajasthan.

1. The requisite particulars are as under:									
i)	Status of the Applicant	Public Limited Company							
ii)	Details of the Company	<table><tr><td>M/s Ashiana Housing Limited</td></tr><tr><td>• Registered Office: 5F, Everest 46/C, Chowringhee Road, Kolkata-700071.</td></tr><tr><td>• Head Office: Unit 4 & 5, 3rd Floor, Plot no. 2, Southern Park, Saket District Centre, Saket, New Delhi- 110017.</td></tr><tr><td>• Local Office: 4th Floor, Village Center, Ashiana Village, Vasundhara Nagar, Bhiwadi (Khairthal-Tapukara) - 301019.</td></tr><tr><td>Copy of Registration certificate: attached with physical application</td></tr><tr><td>Main objects of the company: attached with physical application</td></tr><tr><td>Name, photograph and address of the Chairman/Director: Annexure attached with physical application</td></tr></table>	M/s Ashiana Housing Limited	• Registered Office: 5F, Everest 46/C, Chowringhee Road, Kolkata-700071.	• Head Office: Unit 4 & 5, 3 rd Floor, Plot no. 2, Southern Park, Saket District Centre, Saket, New Delhi- 110017.	• Local Office: 4 th Floor, Village Center, Ashiana Village, Vasundhara Nagar, Bhiwadi (Khairthal-Tapukara) - 301019.	Copy of Registration certificate: attached with physical application	Main objects of the company: attached with physical application	Name, photograph and address of the Chairman/Director: Annexure attached with physical application
M/s Ashiana Housing Limited									
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Copy of Registration certificate: attached with physical application									
Main objects of the company: attached with physical application									
Name, photograph and address of the Chairman/Director: Annexure attached with physical application									
iii)	PAN of the Promoter	AADCA9093P							
iv)	Name and address of the Bank or Banker with which account in terms of Section 4(2)(I)(D) of the Act will be maintained	ICICI BANK Limited A/c No. 777705097101 Branch- 7 & 8, Treehouse Plaza, Vasundhara Nagar, Bhiwadi, Rajasthan-301019							

For Ashiana Housing Limited

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v)	Details of Project Land	Landowner: Ashiana Housing Limited Project Land admeasuring is 3867.00 sqm. Land is situated at Village Milakpur Gujjar, Baba Mohan Ram Kali Kholi Marg, Near UIT Sector 9, Bhiwadi, Tehsil Tapukara, Distt. Khairthal-Tapukara, Rajasthan. Note 1: That the above project land area is a part and portion of Whole land admeasuring 52005.14 sq. mt. having khasra nos. 779, 780, 781, 782, 783, 925/829, 927/844, 929/828, 930/828 of Revenue Village-Milakpur Gurjar, situated at Baba Mohan Ram Kali Kholi Marg, Near UIT Sector 9, Bhiwadi, Tehsil Tapukara, Distt. Khairthal-Tapukara, Rajasthan and obtained on lease through Lease Deed/Single Patta Veliekh dated 20/07/2015 from the Urban Improvement Trust duly registered in the office of the Sub-Registrar, Bhiwadi under Document No 2015004835, Book No 1, Jild No. 464, Page No 28 under serial number 2015002373 on 22/07/2015 additional book no. 1 Jild No. 1601 Page No. 260 to 267. and Lease Deed/Single Patta Veliekh dated 23.07.2019 duly registered in the office of the Sub-Registrar, Bhiwadi under Document No 201903111104263, Book No 1, Jild No. 572, Page No 156 under serial number 201903111104263 and additional book no. 1 Jild No. 2036 Page No. 181 to 187 respectively. Out of the total land area admeasuring 52,005.14 sq. mt. the Promoter is developing a Group Housing Project on 50573.14 Sq. Mtr. land after reducing the land area for EWS/LIG and commercial Plot admeasuring 1432 sq. Mtr. Ashiana Tarang Phase VII is part of whole Project Ashiana Tarang and is to be developed on 3867 Sq. Mtr.
vi)	Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.	1. Detail of projects launched by the promoter in the last five years is attached with physical application 2. Declaration of no pending litigation is attached with physical application

vii)	Agency to take up external development works	External development works comprises of roads, road systems, water supply, sewage and drainage systems, electricity supply transformer, substation, solid waste management and disposal etc. Agencies for external development works are as follows: 1. Roads and roads system: Bhiwadi Integrated Development Authority, Bhiwadi 2. Water supply: Tube wells after getting NOC from Central Ground Water Authority 3. STP: Promoter 4. Electricity supply, transformer & substation: Jaipur Vidyut Vitran Nigam Limited, Jaipur
viii)	Registration fee by way of a demand draft, as per sub-rule (3) of the rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017	Amount: Rs. 68420/- Payment Slip is attached as attached with physical application
ix)	Any other information the applicant may like to furnish	Nil
2. We enclose following documents in triplicate: -		
i)	Authenticated copy of PAN card of the promoter	Authenticated copy of PAN card of the promoter attached with physical application
ii)	Audited balance sheet of the promoter for the preceding financial year	Audited Balance Sheet of the promoter for the preceding financial year 2024-25 is attached with physical application
iii)	Copy of legal title deed reflecting the title of the promoter to the land on which real estate project is proposed to be developed along with legally valid documents with authentication of such title Title search report	That the above project land area is a part and portion of entire land admeasuring 52005.14 sq. mtr. (48478.88 + 3526.26) through Lease Deed/Single Patta Veliekh dated 20/07/2015 from the Urban Improvement Trust duly registered in the office of the Sub-Registrar, Bhiwadi under Document No 2015004835, Book No 1, Jild No. 464, Page No 28 under serial number 2015002373 on 22/07/2015 additional book no. 1 Jild No. 1601 Page No. 260 to 267 and Lease Deed/Single Patta Veliekh dated 23.07.2019 duly registered in the office of the Sub-Registrar, Bhiwadi under Document No 201903111104263, Book No 1, Jild No. 572, Page No 156 under serial number 201903111104263 and additional book no. 1 Jild No. 2036 Page No. 181 to 187 respectively attached with physical application Copy of the legal title report of the project land attached with physical application

iv)	Details encumbrances on land on which real estate project is proposed including any rights, title, interest or name of any party in or over such land along with details	N.A.
v)	Where the Promoter is not the owner of the land, consent of the owner of the land along with Collaboration Agreement, Development Agreement, Joint Development Agreement or any other agreement as the case may be and copies of title and other documents reflecting the title and other documents reflecting the title of such owner on the land proposed to be developed.	N.A
vi)	Authenticate copy of approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of approvals and commencement certificate from the competent authority for each such phase	Copy of Approvals and Commencement Certificate attached as under: - 1. Building Plan letter dated attached with physical application 2. Consent to Establish dated 19.01.2023 attached with physical application 3. Environmental Clearance dated 07.06.2022 attached with physical application 4. Fire NOC dated attached with physical application 5. 90 A order dated 25/09/2013 attached with physical application
vii)	The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority	1. Sanctioned Plans for the entire land admeasuring 52005.14 sq. mtr. with clear demarcation of Phase VII is attached with online application and attached with physical application 2. Specifications of the project is attached with physical application
viii)	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy	The plan of Development works is attached with physical application
ix)	The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project	The location details of the project attached with physical application
x)	Pro forma of allotment letter and agreement to sale proposed to be signed with the allottees.	1. Pro forma of allotment letter attached with physical application 2. Pro forma of Agreement to Sale and Affidavit attached with physical application

For Ashiana Housing Limited



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xi)	The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any.	Details of area for sale of apartments is attached with physical application
xii)	The number and areas of garage for sale in the project	N.A.
xiii)	The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project	The total number of parking to be developed in the Phase-VII of the project is as follows: Open Car Parking: 27 Stilt/covered Car Parking: 22 Open Visitor Car Parking: 9 Visitor Stilt/covered Car Parking: 0 Open Two-Wheeler Parking: 0 Stilt/covered Two-Wheeler Parking: 0 Visitor open parking two wheelers: 40 Visitor covered parking two wheelers: 0 Note: The parking spaces are distributed in the Whole Project and shall be developed in phased wise manner. It may happen that in a Project there may not be sufficient parking spaces as compared to the number of Units developed in a particular Phase. In such a condition, the Promoter shall make temporary arrangements for parking the vehicles till the time permanent parking spaces are earmarked in subsequent phases. In a phase where there is additional parking, the same will be allotted to allottees of other phases.
xiv)	The names and addresses of his real estate agents, if any, for the proposed project	N.A.
xv)	The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project	Detail of contractors, architect, structural engineer is attached with physical application
xvi)	A Declaration in "Form B"	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xvii)	Online Form	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xviii)	Declaration for No requirement for obtaining Airport NOC	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xix)	Declaration of Local Address in respect of Ashiana Tarang Phase VII	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xx)	Declaration for No Criminal record	Declaration has been uploaded with the online application in the relevant section and submitted with physical application

xxi)	Declaration for No Booking	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xxii)	Actual Project Site photograph from all four directions	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xxiii)	Copy of Bank Statement and its affidavit	Declaration has been uploaded with the online application in the relevant section and submitted with physical application
xxiv)	Copy of Board Resolution	Declaration has been uploaded with the online application in the relevant section and submitted with physical application

3. We enclose the following additional documents and the information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and the other provisions of the Act, rules and regulations made there under, namely:- N.A.
4. We solemnly affirm and declare that the particulars given herein are correct to my/our knowledge and belief.

Yours faithfully,

Date: 23/12/2025
Place: Bhiwadi

For Ashiana Housing Ltd.
For Ashiana Housing Limited


Authorized Signatory