

FORM A**[Rule 3(2)]****APPLICATION FOR REGISTRATION OF PROJECT**

To

The Real Estate Regulatory Authority
Jaipur, Rajasthan.

Dear Sir,

We hereby apply for the grant of registration of our residential group housing project **"Ashiana Aravali"** situated at Khasra No. 90 Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan.

1. The requisite particulars are as under:		
i)	Status of the Applicant	Partnership Firm
ii)	Details of the Company	
a)	Name	Ashiana Greenwood Developers
b)	Address	• Registered Office: Unit 4 & 5, 3rd Floor, Plot no. 2, Southern Park, Saket District Centre, Saket, New Delhi- 110017. • Local office: 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur- 302015.
c)	Copy of Registration Certificate	Attached with hard copy application
d)	Main objects	Copy of Partnership Deed is Attached with hard copy application
e)	Name, photograph and address of the partners and authorised persons	Details of Partners and Authorised Persons: Attached with hard copy application
iii)	PAN of the Promoter	AAMFA8069K
iv)	Name and address of the Bank or Banker with which account in terms of Section 4(2)(l)(D) of the Act will be maintained.	Affidavit attached with the online application in the relevant section and submitted with hard copy application
v)	Details of Project Land	Project Land: Land area of Ashiana Aravali is 4415 Sqm. situated at Khasra No. 90 Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan.

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.	Detail of projects launched by the Promoter in the last five years is attached: Attached with hard copy 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 responsible for external development work are as follows: 1. Roads and roads system: Jaipur Development Authority, Jaipur 2. Water supply: Public Health Engineering Department, Jaipur 3. Electricity supply, transformer & substation: Jaipur Vidyut Vitran Nigam Limited, Jaipur 4. STP: Promoter
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.	Payment Slip Attached with hard copy application
ix)	Any other information the applicant may like to furnish.	NA
2. We enclose the following documents in triplicate: -		
i)	Authenticated copy of PAN card of the Promoter	Duly authenticated copy of PAN card: Attached with hard copy application
ii)	Audited balance sheet of the Promoter for the preceding financial year.	Duly audited balance sheet for the preceding financial year 2023 – 24: Attached with hard copy application and uploaded in relevant section in promoter profile.
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.	The Project Land is a part and portion of the Whole Land admeasuring 4415 Sq. Mtr. Purchased vide sale deed dated 27.05.2006 from Mr. Surender Singh duly registered in the office of the Sub-Registrar, Sanganer, Jaipur under Document No.2006067003755, Book No. 1 Jild No. 521, Page No. 95 under Serial No. 2006067002309 on 27.05.2006 and additional Book No. 1 Jild No. 1689, Page No. 380 to 391. Thereafter, Jaipur Development Authority, Jaipur issued pattas for Khasra No. 90 on 09.05.2007. Copy of title deeds of above land is attached: Attached with the online application in the relevant section and submitted with hard copy application.

		Copy of the legal title report for project land: Attached with the online application in the relevant section and submitted with hard copy application.
iv)	The details of encumbrances on the land on which development is proposed including any right, title, interest or name of any party in or over such land along with details.	Declaration attached: NA, Declaration attached with the online application in the relevant section and submitted with hard copy application
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.	Not applicable.
vi)	An authenticated copy of approvals and commencement certificate (wherever required under local law) 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 (wherever required under local law) from the competent authority for each such phases.	Copy of Approvals and Commencement Certificate are attached as under:- 1. Approved Building Plan Letter dt 04.11.2022 and revised dated 25.02.2025: Uploaded with online application in the relevant section and submitted with hard copy application. 2. Temporary Fire NOC NA (Declaration attached): Not available, Affidavit attached with the online application in the relevant section and submitted with hard copy application. 3. Airport NOC dt 5.08.2021. Uploaded with online application in the relevant section and submitted with hard copy 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 Layout Plans for the Whole Land admeasuring 4415 Sqm. situated at Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan - Attached with hard copy application. 2. Specifications - Attached with hard copy 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 (wherever applicable), emergency evacuation services, use of renewable energy	The plan of development works- Attached with hard copy 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- Google Map attached with the online application in the relevant section and submitted with hard copy application.
x)	Pro forma of allotment letter, agreement for sale, proposed to be signed with the allottees.	Pro forma of allotment letter & Pro forma of Agreement for Sale- Attached with the online application in the relevant section and submitted with hard copy application.
xi)	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- Attached with hard copy 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	Open Car Parking – 39 (and 9 visitor car parking) Open Two-Wheeler Parking –1 visitor parking Basement Car Parking – 72 Basement Scooter Parking- 14
xiv)	The names and addresses of his real estate agents, if any, for the proposed project.	1. Ashiana Maintenance Services, LLP 2. Flying Fish Ventures 3. MDS Infratech & Consultancy Pvt Ltd.
xv)	The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project.	Details of Technicians- Attached with hard copy application.
xvi)	A Declaration in "Form B"	Declaration attached with the online application in the relevant section and submitted with hard copy application.
xvii)	Online Form	Attached with hard copy application.
xviii)	Declaration of Local Address	Declaration attached with the online application in the relevant section and submitted with hard copy application.
xix)	Declaration for No Criminal record	Declaration attached with the online application in the relevant section and submitted with hard copy application.
xx)	Declaration for New project	Affidavit attached with the online application in the relevant section and submitted with hard copy application.
xxi)	Affidavit for Bank Account along with Copy of Bank Statement	Attached with the online application in the relevant section and submitted with hard copy application. Bank statement submitted

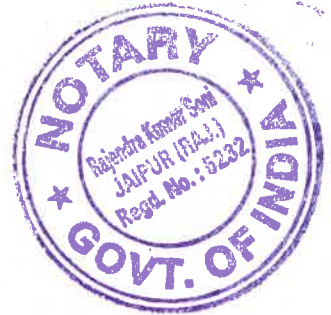
		with hard copy application.
xxii)	Copy of 90A/B	Affidavit attached with the online application in the relevant section and submitted with hard copy application.
xxiii)	Copy of Board Resolution	Affidavit attached with the online application in the relevant section and submitted with hard copy application.
xxiv)	Actual Project Site photograph from all four directions	Attached with hard copy 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 in herein are correct to our knowledge and belief.

Yours faithfully
For Ashiana Greenwood Developers

Authorized Signatory
Authorized Signatory

Date: 1st March 2025
Place: Jaipur



Affidavit cum Declaration

Ashiana Greenwood Developers (Promoter) through its authorised signatory **Tushar Padalkar** S/o Shri Suresh Ramchandra Padalkar, having its office at 401, 3rd Floor Apex Mall, Tonk Road, Jaipur-302015, Rajasthan, do hereby solemnly declare, undertake and state as under:-

1. That we have applied for registration of our Project "**Ashiana Aravali**" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan, under the provisions of the Real Estate Regulation and Development Act, 2016 read with the Rajasthan Real Estate [Regulation and Development] Rules, 2017.
2. That, according to the applicable provisions of Unified Building Byelaws, 2020 the promoter is required to submit the Fire NOC before issuance of occupancy certificate. Accordingly, we shall submit the Permanent Fire NOC to the RERA Authority.

For Ashiana Greenwood Developers

Tushar Padalkar
Authorised Signatory
Deponent

Verification

I, **Tushar Padalkar** S/o Shri Suresh Ramchandra Padalkar, having its office at 401, 3rd Floor Apex Mall, Tonk Road, Jaipur-302015, Rajasthan, on behalf of Ashiana Greenwood Developer (Promoter) do hereby verify that the contents in Para No. 1 to 2 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Jaipur on this 28th day February, 2025.

For Ashiana Greenwood Developers

Tushar Padalkar
Authorised Signatory
Deponent

ATTESTED

RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA) R/5232
JAIPUR (RAJ.)
Mo. 9413349129

28 FEB 2025

2619/29

अरु सिंह
लो. स्टाम्प विक्रेता
जयपुर विकास प्राधिकरण, जयपुर (राज.)

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रसारित अधिभार (1) आधारभूत अवतरेचना सुविधाओं हेतु (वारा 3क), 10% ~~50~~ (2) गाय और रक्तोत्पन्न व तेल व तेलोत्पन्न (वारा 3ड) प्राकृतिक वायुमल, एवं तेल तैलित अवतरेचना सुविधाओं हेतु 20% ~~50~~ कुल योग हस्ताक्षर स्टाम्प वेण्डर
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DECLARATION

Affidavit cum Declaration of Mr. Tushar Padalkar duly authorized by Ashiana Greenwood Developers (Promoter) for the proposed Project vide its authorization dated 08.08.2023.

I, Tushar Padalkar S/o Shri Suresh Ramchandra Padalkar, having office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur 302015, Rajasthan duly authorised by Ashiana Greenwood Developer (Promoter) for the proposed project, do hereby solemnly declare, undertake and state as under:

1. That our project "**Ashiana Aravali**" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan is a new project.
2. That we have not marketed the project or accepted any advance payment and booking from the allottees towards the booking of the apartment till date of signing this declaration and even will not take till the time we get our RERA Registration number.
3. That if any contradiction arises in the future Ashiana Housing Limited will be responsible for it.

For Ashiana Greenwood Developers

7.58P
Authorised Signatory
(Deponent)

VERIFICATION

I, Tushar Padalkar S/o Shri Suresh Ramchandra Padalkar, having its office at 401, 3rd Floor Apex Mall, Tonk Road, Jaipur 302015, Rajasthan, on behalf of Ashiana Greenwood Developers (Promoter) do hereby verify that the contents in Para No. 1 to 3 of my above affidavits are true.

Verified by me at Jaipur on this 28th day of February 2025.

For Ashiana Greenwood Developers

7.58P
Authorised Signatory
(Deponent)

ATTESTED

RAJENDRA KUMAR SONI
NOTARY (GOVT. OF INDIA) R/5232
JAIPUR (RAJ.)
Mo. 9413349129

28 FEB 2025

5890 9-9-12
 क्र. सं. दिनांक
 मुद्रांक का मूल्य - 5
 क्रेता का नाम - श्री 112 श्री 50 240
 पिता/पति का नाम
 निवास स्थान
 ग्राम

डा. 0 जयपुर
 स्टाम्प विवरण नं. 55/2010-12
 जिला जयपुर

क्र.	विवरण	अवधि
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2	पट्टा या फलपत्रा अधिकार हेतु	1
3	पट्टा या फलपत्रा अधिकार हेतु	1
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9	पट्टा या फलपत्रा अधिकार हेतु	1
10	पट्टा या फलपत्रा अधिकार हेतु	1

28 February 2025

To

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

Sub: Submission of Local/ Correspondence address in respect of group housing project namely "Ashiana Aravali" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan.

Dear Sir,

With reference to the subject captioned above, the group housing project "**Ashiana Aravali**" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan is being developed by M/s Ashiana Housing Limited.

The local/ corresponding address of the said project is situated at **401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, Rajasthan.**

The above information is for your information and record.

Thanking You,

For Ashiana Greenwood Developers



(Authorised Signatory)

Ashiana Greenwood Developers

Branch Office : 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015
T : 01414139999 F : 01414139988

E : sales@ashianahousing.com, W : ashianahousing.com

Head Office : 304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017

In Association with
Shubhlabh Buildhome Pvt. Ltd.

Dated: 28 February 2025

TO WHOMSOEVER IT MAY CONCERN

DECLARATION FOR NO CRIMINAL RECORD AND NO PROJECT LITIGATION

I, Tushar Padalkar S/o Shri Suresh Padalkar, authorised signatory of Ashiana Greenwood Developers (Promoter), a partnership firm incorporated under the provisions of The Partnership Act, 1932 having its Registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata 700 071 and Principal Place of Business at 304-305, Southern Park, Saket District Centre, Saket, Delhi and Local/ Branch Office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, Rajasthan, do hereby declare and state as under-

That, the promoter of the residential project "**Ashiana Aravali**" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan have not been convicted criminal before any court of India in any case.

That, there is no pending litigation on the said project "**Ashiana Aravali**" in any court.

For Ashiana Greenwood Developers


(Authorised Signatory)

Ashiana Greenwood Developers

Branch Office : 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015
T : 01414139999 F : 01414139988

E : sales@ashianahousing.com, W : ashianahousing.com

Head Office : 304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017

In Association with
Shubhlabh Buildhome Pvt. Ltd.

28 February 2025

TO WHOMSOEVER IT MAY CONCERN

NON-ENCUMBRANCE CERTIFICATE

This is to confirm that there is no encumbrance on our residential project ""**Ashiana Aravali**"" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan.

For Ashiana Greenwood Developers



(Authorised Signatory)

Ashiana Greenwood Developers

Branch Office : 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015
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Head Office : 304, Southern Park, Saket District Centre,
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In Association with

Shubhlabh Buildhome Pvt. Ltd.

Dated: 28 February 2025

TO WHOMSOEVER IT MAY CONCERN

I, Tushar Padalkar S/o Shri Suresh Padalkar, authorised signatory of Ashiana Greenwood Developers(Promoter), a Partnership firm incorporated under the provisions of The Partnership Act, 1932 having its Registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata 700 071 and Principal Place of Business at 304-305, Southern Park, Saket District Centre, Saket, Delhi and Local/ Branch Office at 401, 3rd Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015, Rajasthan, do hereby declare and state that we shall comply with the provision of section 4(2)(I)(D) of the Real Estate (Regulations and Development) Act, 2016 and the Rules and Regulations made in that regards and ensure that the project accounts are operated by us in compliance therewith and the directions of the Authority in relation to the project accounts, particularly, the Collection Account and Retention Account.

For Ashiana Greenwood Developers



(Authorised Signatory)

Ashiana Greenwood Developers

Branch Office : 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015
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28 February 2025

TO WHOMSOEVER IT MAY CONCERN

This is to inform that we are developing residential project "Ashiana Aravali" situated at Khasra No. 90, Village Todi Ramjanipura, Tehsil Sanganer, Jaipur, Rajasthan, the water would be supplied through PHED as per the policy and norms. We shall source the drinking water through tankers on chargeable basis from the owners/ residents till the supply of the drinking water is not provided by PHED.

For Ashiana Greenwood Developers


(Authorised Signatory)

Ashiana Greenwood Developers

Branch Office : 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015

T : 01414139999 **F :** 01414139988

E : sales@ashianahousing.com, **W :** ashianahousing.com

Head Office : 304, Southern Park, Saket District Centre,
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In Association with
Shubhlabh Buildhome Pvt. Ltd.

ASHIANA GREENWOOD DEVELOPERS [REGD.]
FINANCIAL STATEMENT
F.Y. 2023 - 2024

INDEPENDENT AUDITOR'S REPORT

To,
The Partners of M/s Ashiana Greenwood Developers (Regd.)

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of M/s Ashiana Greenwood Developers (Regd.), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, Statement of Cash Flows, Statement of Changes in Equity for the year then ended, and notes to the financial statement, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the accompanying financial statement give a true and fair view of the financial position of the entity as at March 31, 2024, and of its financial performance and its cash flows for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the entity in accordance with the accounting principles generally accepted in India. This responsibility includes the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the company's financial reporting process.



Auditor's Responsibilities for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing (SAs) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.



We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may be reasonably be thought to bear on our independence, and where applicable, related safeguards.

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



Abhishek Gupta
Partner

Membership No. 529082

UDIN: 24529082BKCAJ1097

Place: New Delhi
Date: 23rd May, 2024

ASHIANA GREENWOOD DEVELOPERS [REGD.]
BALANCE SHEET AS AT 31st MARCH, 2024

Particulars	Notes	AS AT 31.03.2024 ₹	AS AT 31.03.2023 ₹
ASSETS			
Non-current assets			
Property, plant and equipment	3.1	5,642,365	-
Deferred Tax Assets	3.2	1,485,392	1,130,486
		<u>7,127,757</u>	<u>1,130,486</u>
Current assets			
Inventories	4.1	84,738,793	19,476,422
Financial assets	4.2		
- Trade receivables	4.2.1	304,505	-
- Cash and cash equivalents	4.2.2	1,249,582	135,102
- Other financial assets	4.2.3	998,040	-
Current Tax Assets	4.3	22,906	541
Other current assets	4.4	231,086	-
		<u>87,544,912</u>	<u>19,612,065</u>
Total Assets		<u><u>94,672,669</u></u>	<u><u>20,742,551</u></u>
EQUITY AND LIABILITIES			
Equity			
Partners Capital Account	5.1	88,969,861	20,390,121
		<u>88,969,861</u>	<u>20,390,121</u>
LIABILITIES			
Current liabilities			
Financial liabilities	6.1		
- Trade Payables	6.1.1	646,731	248,130
- Other financial liabilities	6.1.2	4,771,728	32,400
Other current liabilities	6.2	284,348	71,900
		<u>5,702,808</u>	<u>352,430</u>
Total Equity and Liabilities		<u><u>94,672,669</u></u>	<u><u>20,742,551</u></u>
Firm's Information & Significant Accounting Policies	1 & 2		
Accompanying notes to the financial statements	3 to 14		

In terms of our report of even date attached herewith

For B.CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No.: 305123E

A Gupta

Abhishek Gupta

Partner

Membership No.: 529082



Place: New Delhi

Date: 23rd May, 2024

UDIN: 24529082 BKCAJ1097

V.R. Vamang

Ashiana Housing Ltd.

S.B. Bory

Shubhlabh Buildhome
Pvt. Ltd.

Partners

ASHIANA GREENWOOD DEVELOPERS (REGD.)
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2024

Particulars	Notes	2023-2024	2022-2023
		₹	₹
INCOME			
Other Income	7.1	76,919	4,963
Total Income		<u>76,919</u>	<u>4,963</u>
EXPENSES			
Project Expenses	8.1	59,273,586	3,318,135
Changes in Inventories	8.2	(59,273,586)	(3,318,135)
Other Expenses	8.3	59,000	608,797
Total Expenses		<u>59,000</u>	<u>608,797</u>
Profit before tax		17,919	(603,834)
Tax Expense	9		
Current Tax		-	-
Deferred Tax		(354,906)	(105,520)
Profit for the year		<u>372,825</u>	<u>(498,314)</u>
Other comprehensive income			
- Items that will be reclassified to profit or Loss		-	-
- Items that will not be reclassified to profit or Loss		-	-
Other comprehensive Income for the year		<u>-</u>	<u>-</u>
Total comprehensive income for the year		<u>372,825</u>	<u>(498,314)</u>
Appropriation of Total comprehensive income			
Ashiana Housing Limited	50%	186,413	(249,157)
Shubhlabh Buildhome (P) Ltd	50%	186,412	(249,157)
		<u>372,825</u>	<u>(498,314)</u>
Firm's Information & Significant Accounting Policies	1 & 2		
Accompanying notes to the financial statements	3 to 14		

In terms of our report of even date attached herewith

For B.CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No.: 305123E

A Gupta

Abhishek Gupta

Partner

Membership No.: 529082



Place: New Delhi

Date: 23rd May, 2024

UDIN: 24529082 BKCAJ1097

[Signature]
Ashiana Housing Ltd.

[Signature]
Shubhlabh
Buildhome Pvt. Ltd.

Partners

ASHIANA GREENWOOD DEVELOPERS (REGD.)
CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2024

Particulars	2023-2024	2022-2023
	₹	₹
CASH FLOW FROM OPERATING ACTIVITIES:		
Net Profit/(Loss) before tax and extraordinary items	17,919	(603,834)
Adjusted for :		
Interest Income	(6,828)	(4,963)
Profit on sale of PPE	(70,091)	-
OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES	(59,000)	(608,797)
Adjusted for:		
Trade and other receivables	(7,175,996)	1,677
Inventories	(65,262,371)	(3,318,135)
Trade Payables and advances from customers	5,350,378	317,030
CASH GENERATED FROM OPERATIONS	(67,146,989)	(3,608,225)
Direct Taxes paid / adjusted	(22,365)	(63)
Net cash used in Operating activities (A)	(67,169,354)	(3,608,288)
CASH FLOW FROM INVESTING ACTIVITIES:		
Interest Income	6,828	4,963
Profit on sale of PPE	70,091	-
Net Cash from investing activities (B)	76,919	4,963
CASH FLOW FROM FINANCING ACTIVITIES:		
Contribution/(withdrawals) from partners	68,206,915	3,610,071
Net Cash from Financing activities (C)	68,206,915	3,610,071
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+ B+ C)	1,114,480	6,746
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR	135,102	128,356
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	1,249,582	135,102

01. Cash and Cash equivalents represent cash and bank balances only.
In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No: 305123E

A Gupta

Abhishek Gupta

Partner

Membership No: 529082



Place: New Delhi

Date: 23rd May, 2024

UDIN: 24529082-BKCCAJ1097

[Signature]
Ashiana Housing Ltd.

Partners

S.P. [Signature]
Shubhlabh Buildhome
Pvt. Ltd.

ASHIANA GREENWOOD DEVELOPERS (REGD.)
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31st MARCH, 2024

PARTNERS CAPITAL	Notes	Ashiana Housing Limited		Shubhlabh Buildhome (P) Ltd.	Total
		₹	₹		₹
As at 1st April, 2023					
Changes in capital	5.1	13,127,597	7,262,524	20,390,121	
		68,393,328	186,412	68,579,740	
As at 31st March, 2024		81,520,925	7,448,936	88,969,861	

In terms of our report of even date attached herewith

For **B.CHHAWCHHARIA & CO.**

Chartered Accountants

Firm Registration No.: 305123E



Abhishek Gupta

Partner

Membership No.: 529082



Place: New Delhi

Date: 23rd May, 2024

UDIN: 24529082BKCAJ1097


Ashiana Housing Ltd.

Partners


Shubhlabh Buildhome Pvt.
Ltd.

NOTES TO THE FINANCIAL STATEMENTS

1. FIRM'S INFORMATION

Ashiana Greenwood Developers ("the Firm") is a Partnership Firm registered under the Partnership Act, 1932. The registered office of the firm is situated at 5F Everest, 46/C, Chowringhee Road, Kolkata – 700071 and the branch office is situated at 401, 3rd Floor, Apex Mall, Tonk Road, Jaipur, Rajasthan- 302015.

The principal business activity of the firm is Real Estate Development. The firm has its presence in the state of Rajasthan.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared on accrual basis in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015.

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The financial statements are presented in Indian Rupees ("INR" or "₹").

2.2 Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions effect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period.

Accounting estimates could change from period to period. Actual results may differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

2.3 Current versus non-current classification

The Firm presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.



A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

The normal operating cycle, in the context of the firm, is the time between the acquisition of land for a real estate project and its realisation in cash and cash equivalents by way of sale of developed units.

2.4 Property, Plant and Equipment

Property, Plant and Equipment are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost of an item of property, plant and equipment comprises of its purchase price, any costs directly attributable to its acquisition and an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the firm incurs when the item is acquired. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the firm and the cost of the item can be measured reliably. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation on property, plant and equipment is calculated by written down value method using the rate prescribed under the Income tax rules.

2.5 Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated depreciation.

Intangible assets are depreciated by the written down value method using the rate prescribed under the income tax rules.

2.6 Inventories

Construction material is valued at lower of cost and net realisable value. However, materials and other items are not written down below cost if the constructed units in which they are used are expected to be sold at or above cost. Cost is determined on first in, first out (FIFO) basis.

Land is valued at lower of cost and net realisable value.

Completed units and project development forming part of work in progress are valued at lower of cost and net realisable value. Cost includes direct materials, labour, project specific direct and indirect expenses, borrowing costs.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.



2.7 Cash and Cash Equivalent

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits maturing within twelve months from the date of balance Sheet, which are subject to an insignificant risk of changes in value. Bank overdrafts are shown under borrowings in the balance sheet.

2.8 Financial Instruments

A. Financial Instruments - Initial recognition and measurement

Financial assets and financial liabilities are recognised in the firm's statement of financial position when the firm becomes a party to the contractual provisions of the instrument. The firm determines the classification of its financial assets and liabilities at initial recognition. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

B.1. Financial assets –Subsequent measurement

The Subsequent measurement of financial assets depends on their classification which is as follows:

- a. Financial assets at fair value through profit or loss
Financial assets at fair value through profit and loss include financial assets held for sale in the near term and those designated upon initial recognition at fair value through profit or loss.
- b. Financial assets measured at amortised cost
Loans and receivables are non derivative financial assets with fixed or determinable payments that are not quoted in an active market. Trade receivables do not carry any interest and are stated at their nominal value as reduced by appropriate allowance for estimated irrecoverable amounts based on the ageing of the receivables balance and historical experience. Additionally, a large number of minor receivables are grouped into homogenous groups and assessed for impairment collectively. Individual trade receivables are written off when management deems them not to be collectible.
- c. Financial assets at fair value through OCI
All equity investments, except investments in subsidiaries, joint ventures and associates, falling within the scope of Ind AS 109, are measured at fair value through Other Comprehensive Income (OCI). The firm makes an irrevocable election on an instrument by instrument basis to present in other comprehensive income subsequent changes in the fair value. The classification is made on initial recognition and is irrevocable.

If the firm decides to designate an equity instrument at fair value through OCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI.

B.2. Financial assets –Derecognition

The firm derecognises a financial asset when the contractual rights to the cash flows from the assets expire or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset.

Upon derecognition of equity instruments designated at fair value through OCI, the associated fair value changes of that equity instrument is transferred from OCI to Retained Earnings.



C.1. Financial liabilities –Subsequent measurement

The Subsequent measurement of financial liabilities depends on their classification which is as follows:

- a. Financial liabilities at fair value through profit or loss
Financial liabilities at fair value through profit or loss include financial liabilities held for trading, if any.
- b. Financial liabilities measured at amortised cost
Interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method (EIR). Amortised cost is calculated by taking into account any discount or premium on acquisition and fee or costs that are integral part of the EIR. The EIR amortised is included in finance costs in the statement of profit and loss.

C.2. Financial liabilities –Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or expires.

D. Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position, if and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

E. Fair value measurement

The firm measures certain financial instruments at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the assets or liability or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the firm.

The firm uses valuation technique that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

2.9 Revenue Recognition

Revenue is recognised upon transfer of control of promised product or services to customer in an amount that reflects the consideration the firm expects to receive in exchange for those product or service, regardless of when the payment is received. Revenue is measured at the Transaction price, excluding amounts collected on behalf of the third parties.

The specific recognition criteria for the various types of the firm's activities are described below:



Real estate projects

In accordance with the principles of Ind AS 115, revenue in respect of real estate project is recognised on satisfaction of Performance obligation at a point in time by transferring a promised good or services (i.e. an asset) to a customer and the customer obtains control of that asset.

To determine the point in time at which a customer obtains control of a promised asset and the entity satisfies a performance obligation, the firm considers following indicators of the transfer of control to customers:

- (a) the firm has a present right to payment for the asset;
- (b) the firm has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (c) the firm retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (d) the amount of revenue can be measured reliably;
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably;
- (f) the customer has accepted the asset.

The satisfaction of performance obligation and the control thereof is transferred from the firm to the buyer upon possession or upon issuance of letter for offer of possession ("deemed date of possession"), whichever is earlier, subject to realisation/ certainty of realisation.

Delayed payment charges

Delayed payment charges claimed to expedite recoveries are accounted for on realisation.

Other Income

Other Income is accounted for on accrual basis except, where the receipt of income is uncertain.

2.10 Selling Costs

Selling expenses related to specific projects/units are being charged to statement of profit and loss in the year in which the revenue thereof is accounted. Such costs are carried forward till such charge off as unaccrued selling expenses under the head Other Current Assets.

Project-wise unaccrued selling expenses carried forward are reviewed by the management periodically after commencement of revenue recognition of such projects and abnormal selling expenses in excess of standard costs as estimated by the management minus selling costs estimated to be incurred thereof in future are charged to Statement of Profit and Loss.

2.11 Taxes

Current Tax

The current tax expense for the period is determined as the amount of tax payable in respect of taxable income for the period, based on the applicable income tax rates.

Deferred Tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

2.12 Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the firm has present determined obligations as a result of past events an outflow of resources embodying economic benefits will be required to settle the



obligations. Provisions are recognised at the best estimate of the expenditure required to settle the present obligation at the balance sheet date.

If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

A Contingent liability is not recognised but disclosed in the notes to the accounts, unless the probability of an outflow of resources is remote.

A contingent asset is generally neither recognised nor disclosed.

2.13 Exceptional items

Exceptional items refer to items of income or expense within statement of profit and loss from ordinary activities which are non-recurring and are of such size, nature or incidence that their separate disclosure is considered necessary to explain the performance of the firm.



3.1 PROPERTY, PLANT & EQUIPMENT

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION			NET BLOCK	
	As at 01.04.2023 ₹	Net Additions/ (Deductions) ₹	As at 31.03.2024 ₹	Up to 31.03.2023 ₹	For the year/ (Adjustments) ₹	Up to 31.03.2024 ₹	As at 31.03.2024 ₹	As at 31.03.2023 ₹
PLANT & MACHINERY	-	6,777,587	5,644,257	-	216,496	168,514	5,475,743	-
OFFICE EQUIPMENTS	-	(1,133,330) 20,178	20,178	-	(47,982) 1,897	1,897	18,281	-
COMPUTERS- HARDWARE	-	207,574	207,574	-	59,233	59,233	148,341	-
TOTAL	-	7,005,339 (1,133,330)	5,872,009	-	277,626 (47,982)	229,644	5,642,365	-
Previous Year Figures	-	-	-	-	-	-	-	-



NOTES TO THE ACCOUNTS

	AS AT 31.03.2024 ₹	AS AT 31.03.2023 ₹
<u>NON-CURRENT ASSETS</u>		
3.2 DEFERRED TAX ASSETS		
Deferred Tax Asset relating to:		
- Property, plant & equipment	267,312	-
- Fiscal allowance of unabsorbed losses	1,218,080	1,130,486
	<u>1,485,392</u>	<u>1,130,486</u>
4.1 INVENTORIES		
(As taken, valued and certified by the management)		
Construction Material		
Work-in-progress:	5,988,785	-
- Land	15,917,108	15,917,108
- Project development	62,832,900	3,559,314
	<u>84,738,793</u>	<u>19,476,422</u>
4.2 FINANCIAL ASSETS-CURRENT		
4.2.1 TRADE RECEIVABLES		
(Unsecured, Considered Good)		
Due for more than six months	-	-
Other Debts	304,505	-
	<u>304,505</u>	<u>-</u>
4.2.2 CASH AND CASH EQUIVALENTS		
Cash-in-hand	193,471	680
Balances with Scheduled Banks :		
In Current Account *	951,117	33,445
In Fixed Deposit Account (pledged)	104,994	100,977
	<u>1,249,582</u>	<u>135,102</u>
* Dormant Account	33,445	33,445
4.2.3 OTHER FINANCIAL ASSET		
(Unsecured, considered good)		
Security Deposits	998,040	-
	<u>998,040</u>	<u>-</u>
4.3 CURRENT TAX ASSETS		
Taxation Advances and Refundable	22,906	541
	<u>22,906</u>	<u>541</u>
4.4. OTHER CURRENT ASSETS		
Advance to Suppliers	231,086	-
	<u>231,086</u>	<u>-</u>



NOTES TO THE ACCOUNTS

	AS AT 31.03.2024 ₹		AS AT 31.03.2023 ₹	
5.1 PARTNERS' CAPITAL ACCOUNT				
a) ASHIANA HOUSING LIMITED				
Balance B/F	13,127,597		9,766,683	
Net (Dr.)/ Cr. during the year	68,206,915		3,610,071	
	<u>81,334,512</u>		<u>13,376,754</u>	
Add: Share of Profit/ (Loss)	186,413	81,520,925	(249,157)	13,127,597
b) SHUBHLABH BUILDHOME PVT LTD.				
Balance B/F	7,262,524		7,511,680	
Net (Dr.)/ Cr. during the year	-		-	
	<u>7,262,524</u>		<u>7,511,680</u>	
Add: Share of Profit / (Loss)	186,412	7,448,936	(249,157)	7,262,524
		88,969,861		20,390,121



NOTES TO THE ACCOUNTS

	AS AT 31.03.2024 ₹	AS AT 31.03.2023 ₹
6.1 FINANCIAL LIABILITIES- CURRENT		
6.1.1 TRADE PAYABLES		
Sundry Creditors	646,731	248,130
	<u>646,731</u>	<u>248,130</u>
6.1.2 OTHER FINANCIAL LIABILITIES		
Other liabilities	4,771,728	32,400
	<u>4,771,728</u>	<u>32,400</u>
6.2 OTHER CURRENT LIABILITIES		
Statutory Dues	284,348	71,900
	<u>284,348</u>	<u>71,900</u>
7.1 OTHER INCOME		
Interest on Fixed Deposit	6,828	4,963
Profit on sale of PPE	70,091	-
	<u>76,919</u>	<u>4,963</u>
8.1 PROJECT EXPENSES		
a) Direct Construction Cost		
Consumption of construction materials (Indigenous)	36,855,079	-
Wages	1,009,062	-
PRW Charges	5,382,149	-
Other Direct Construction Expenses	4,482,858	-
Power & Fuel	810,708	-
Personnel Cost	2,762,131	-
Miscellaneous expenses	1,736,494	-
	<u>53,038,481</u>	<u>-</u>
b) Project Overheads		
Architects' Fee & Consultancy Charges	654,064	103,250
Statutory Levies and Taxes	130,388	409,518
Approvals	751,440	2,805,367
Repair & Maintenance:		
To Machineries	24,509	-
To Building	122,389	-
Interest on Partner's Capital	4,274,689	-
Depreciation	277,626	-
	<u>6,235,105</u>	<u>3,318,135</u>
	<u>59,273,586</u>	<u>3,318,135</u>



NOTES TO THE ACCOUNTS

	AS AT 31.03.2024 ₹	AS AT 31.03.2023 ₹
8.2 CHANGES IN INVENTORIES		
Opening Stock :		
Work-in-progress :		
- Land	15,917,108	15,917,108
- Project development	3,559,314	241,179
	<u>19,476,422</u>	<u>16,158,287</u>
Less: Closing Stock		
Work-in-progress :		
- Land	15,917,108	15,917,108
- Project development	62,832,900	3,559,314
	<u>78,750,008</u>	<u>19,476,422</u>
	<u>(59,273,586)</u>	<u>(3,318,135)</u>
8.3 OTHER EXPENSES		
Consultant & Professional Fees	-	533,650
Auditors' Remuneration :		
- For Audit	59,000	35,400
Miscellaneous expenses	-	39,747
	<u>59,000</u>	<u>608,797</u>
9 TAX EXPENSES		
Current tax		
Income Tax	-	-
Tax Adjustments	-	-
	<u>-</u>	<u>-</u>
Deferred Tax	(354,906)	(105,520)
	<u>(354,906)</u>	<u>(105,520)</u>



10 RELATED PARTY TRANSACTIONS

Related parties and transactions with them as specified in the Ind-AS 24 on "Related Parties Disclosures" prescribed under Companies Accounting Standard Rules 2015 has been identified and given below on the basis of information available with the firm and the same has been relied upon by the auditors.

Related Parties & Relationship

Transactions	
2023-2024	2022-2023
₹	₹

a) Associates and Joint Ventures

i) Ashiana Housing Limited	Purchase of PPE	5,360,709	-
	Purchase of Material	279,497	-
	Interest on capital	4,274,689	-
	Sale of PPE	1,102,942	-
	Sale of Materials	49,645	-
	Year end payable/(receivable)	4,296,856	-

11 SEGMENT INFORMATION

In accordance with Indian Accounting Standard 108 "Operating Segments" prescribed by Companies (Accounting Standards) Rules, 2015, the firm has determined its primary business segment as a single segment of Real Estate Business. Since there are no other business segments in which the firm operates, there are no other primary reportable segments. Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.

12 Unabsorbed AMT Credit entitlement to be allowed in future years amounts to Rs 60,721/- (P.Y. Rs 60,721/-)

13 Contingent liability (not provided for) in respect of claims against the firm not acknowledged as debts
Compounding Charges- Rs 24.41 Lacs (P.Y. Rs 24.41 Lacs)

14 Previous year figures have been regrouped/rearranged, wherever found necessary.

For B.CHHAWCHHARIA & CO.

Chartered Accountants

Firm Registration No.: 305123E



Abhishek Gupta
Partner

Membership No.: 529082



Place: New Delhi

Date: 23rd May, 2024

UDIN: 24529082BKCCAJ1097



Ashiana Housing Ltd.



Shubhraj Buildhome Pvt. Ltd.

Partners