

SR No. 470/25
DATE 12/1/25

राजस्थान RAJASTHAN

DECLARATION

BV 830312

Affidavit cum Declaration by Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises duly authorized by Promoter - Ashiyana Enterprises for the proposed project- "Alok Valley".

I, Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises having principal place of business – Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan), do hereby solemnly declare, undertake and state as under: -

1. That our project named "Alok Valley" situated at Khasra No. – 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan), is a new project.
2. That we have **not** accepted any Bookings/advance Payment from the allottee towards the booking of the Villas/Plots till date of signing this declaration and even will not take till the time we get our RERA registration.
3. That we have **not** done any marketing or any other promotions for the project "Alok Valley" till date of signing this declaration and even will not do till the time we get our RERA registration.
4. That if any contradiction arises in the future, Promoter – Ashiyana Enterprises will be responsible for the same.

For: ASHIYANA ENTERPRISE

Vikram Singh

PARTNER/MANAGER

Deponent

Sworn before me & Admitted the Contents to be true & Correct.

SHIVAM KUMAR SINGH
VARDHMAN COLONY, DIST. SIROHI

नाम, मुद्रांक क्रोता-पूनाम गोड, सुनारपुर अनुज्ञा पत्र स. 11/2022-23

रजिस्टर क्रम संख्या 074 दिनांक 24/4/22

मुद्रांक वेल्ड य क्रम संख्या -

मुद्रांक क्रोता का नाम विक्रम सिंह

पिता/पति का नाम कुरा सिंह

पता 384/150 अरुण 141016 पंजी

प्रयोजन 24/4/22

(हस्ताक्षर की दशा में हस्ताक्षर का नाम पता)

क्रोता/हस्ताक्षर मुद्रांक क्रोता के हस्ताक्षर

Vikram Singh



RV 830315

DELHI

MAHARAJASTHAN

1. That the project named "A-1" is a...

2. That the project named "A-2" is a...

3. That the project named "A-3" is a...

4. That the project named "A-4" is a...

5. That the project named "A-5" is a...

6. That the project named "A-6" is a...

7. That the project named "A-7" is a...

8. That the project named "A-8" is a...

9. That the project named "A-9" is a...

10. That the project named "A-10" is a...



FOR: ASHIYANA ENTERPRISE

PARTNER/MANAGER

MAHARAJASTHAN

MAHARAJASTHAN

Verification



I, Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises having principal place of business - Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan) do hereby verify that the contents in Para no. 1 to 4 of my above affidavits are true and correct and nothing material has been concealed by me there from.

For : **ASHIYANA ENTERPRISE**

Vikram Singh
PARTNER/MANAGER

Deponent

Shrawan Kumar
Sworn before me & attested the
Contents to be true & correct.
17/5/20
SHRAWAN KUMAR PARTHAK
NOTARY SHEOGANJ, DIST. SIROHI (Raj.)

REGD. No 1490
DATE OF REGD 19-06-2018
DATE OF EXP 18-06-2028
Mob.-9414533549

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

Declaration

In reference to our project “**Alok Valley**” situated at Khasra No.- 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan), I Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises duly Authorized by Promoter - Ashiyana Enterprises for the proposed project- “Alok Valley” solemnly declare that Architect-Vikram Jangid, Engineer-Divyajeet Marothiya, Structural Engineer- Divyajeet Marothiya and CA-Pawan Garg are finalized, However the Contractor, Real Estate Agent, Plumbing Consultant and other consultants (if any) for our project “**Alok Valley**” are under process and yet to be finalized. We shall submit the said details in due course of time or before completion of project whichever is earlier via Project Profile Modification.

For : ASHIYANA ENTERPRISE



PARTNER/MANAGER

For Ashiyana Enterprises

Partner

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

Declaration

In reference to our project “**Alok Valley**” situated at Khasra No.- 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan), I Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises duly Authorized by Promoter - Ashiyana Enterprises for the proposed project- “Alok Valley” solemnly declare that Firm is new i.e. incorporated in current Financial Year 2024-25 only so no ITR is there. However Once I will file Balance Sheet and ITR, I shall submit the said ITR and Balance Sheet to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE



PARTNER/MANAGER

Partner

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

Declaration

It is hereby declared that I Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises duly Authorized by Promoter - Ashiyana Enterprises for the proposed project- "Alok Valley" situated at Khasra No.- 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan).

NOC require/not require from the concern Authority is as follows: -

1. Airport NOC: Not Applicable.
2. NOC for Fire: Not Applicable.
3. Permission of Water supply: Not Available, Currently, source of water supply would be Bore well/Tube well. However, in future will apply for the same to concerned Authority and will be submitted to RERA Authority either in due course of time or before completion of project whichever is earlier via Project Profile Modification.
4. Environment NOC: Not Applicable.

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner



PARTNER/MANAGER

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up
at **Khasra No. 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027,**
(Rajasthan)

1. The requisite particulars are as under: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual -

- (a) Name-
- (b) Father's Name-
- (c) Occupation-
- (d) Permanent address-
- (e) Photograph
- (f) Contact Details -

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority - **Partnership Firm**

- (a) Name: **Ashiyana Enterprises**
- (b) Address: **Vardhman Colony, Badgaon Road, Sheoganj, Sirohi (Rajasthan)**
- (c) Copy of registration certificate: **Attached**
- (d) Main objects: **Real Estate**
- (e) Contact Details: **9785054285 & sarfraj02041988@gmail.com**

(iii) Name, photograph and address of chairman of the governing body / partners / directors etc.:

For : **ASHIYANA ENTERPRISE**

Vikram Singh
PARTNER/MANAGER

- a) **Vijay Singh**
314 IP, Farnando Apartments,
Pound Road, Near Perumal Temple
VadiveeSwaram, Nagercoil
Kanniyakumari, Tamil Nadu



- b) **Vikram Singh**
288, Darji Env Sutharo ka Vas
Chanod, Pali, 306602, Rajasthan



- c) **Aslam Khan**
Vardhman Colony, Badgaanv Road
Sheoganj, Sirohi, 307027, Rajasthan



- d) **Mansu Singh**
144, Friends Colony, Govindpura
Niwaru Link Road, Jaipur, 302012



- e) **Vikram Singh**
288, Darji Env Sutharo ka Vas
Chanod, Pali, 306602, Rajasthan
(Other Promoter)



(iv) **PAN No. ACGFA7884A**

(v) 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 **AU Small Finance Bank, Plot No. 7 & 8, First Floor, Pali Road**

(vi) Details of project land held by the applicant "**Alok Valley**" situated at **Khasra No. 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan)**

For : **ASHIYANA ENTERPRISE**

Vikram Singh
PARTNER/MANAGER

- (vii) 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. **NA**
- (viii) Agency to take up external development works **Self Development**
- (ix) Registration fee by way of online payment dated 12-06-25
.transaction ID RERA-TRANS-235 for an amount of
145680 /- calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. **No**

2. I/we enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter; **Attached in Promoter Profile**
- (ii) Audited balance sheet of the promoter for the preceding financial year; **Affidavit is attached since Firm is New**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Attached in Legal Document Tab**
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details; **Attached in Legal Document Tab**
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed; **Not Applicable**

For : ASHIYANA ENTERPRISE


PARTNER/MANAGER

- (vi) Authenticated copy of Approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the law as may be applicable for real estate project mentioned in the application, and where project is proposed to be developed in phases , an authenticated copy of the Approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases **Attached**
- (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; **Attached in Approval Document Tab**
- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy; Declaration **Attached in Other Approval Tab**
- (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; **Google Map is Attached in common document tab**
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottee; **Attached in Legal Document Tab**
- (xi) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Attached in Apartment Type Details**
- (xii) the number and areas of covered parking available in the project; **Attached**
- (xiii) the number of open parking areas available in the project; **Attached**

For : ASHIYANA ENTERPRISE


PARTNER/MANAGER

(xiv) the number and areas for garage for sale in the project; **Not Applicable**

(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
Declaration Attached

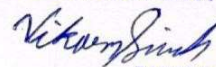
(xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **Mentioned in Project Professional Details**

(xvii) a declaration in FORM 'B'. **Attached in Legal Document Tab**

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

Yours faithfully,

For : **ASHIYANA ENTERPRISE**



PARTNER/MANAGER

Signature and seal of the applicant(s)

Date 15-05-2025

Place Sirohi

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

Declaration

In reference to our project "Alok Valley" situated at Khasra No.- 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan) , I Vikram Singh, Partner/Authorized Signatory of Ashiyana Enterprises duly Authorized by Promoter - Ashiyana Enterprises for the proposed project- "Alok Valley" solemnly declare that no criminal case is pending against Firm and against Partner of the Firm and we have not been convicted in any criminal case in the past.

There is no litigation pending against the land/project in any court.

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner

Vikram Singh
PARTNER/MANAGER

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

ENCUMBRANCE DETAILS

Date 15-05-2025

This is to certify that there is no encumbrance on the project Land having a total land area of 9712.00 Sq. Meters. In the name of "Alok Valley" situated at Khasra No.- 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan). The Promoter has not taken any loan from any Bank, Non-Banking Financial Company or any other Financial Institution on the project land.

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner


PARTNER/MANAGER

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

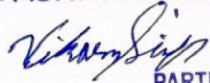
Declaration

No action, suit or proceeding, litigation before any arbitrator or any governmental authority shall have been commenced against **land**, and no action, suit or proceeding, litigation and investigation by any governmental authority shall have been pending against Promoter - Ashiyana Enterprises for the Project named "**Alok Valley**" situated at Khasra No.- 36/2, Village: - Badgaon, Teh: - Sheoganj, Sirohi, 307027, (Rajasthan)

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner



PARTNER/MANAGER

Ashiyana Enterprises

Vardhman Colony, Badgaon Road, Sheoganj, Sirohi, (Rajasthan)

Authority Letter

We, Aslam Khan, Vikram Singh, Vijay Singh, and Mansu Singh, the partners of Ashiyana Enterprises ` authorize Mr Vikram Singh to apply and execute for RERA Registration, Letter of authority, Agreement for sale of plots, Allotment letter, sale deed. We also authorize Vikram Singh for carrying out any kind of Financial and administrative activities for our project "Alok Valley" related to registration with RERA and issuance of any kind of documents for allotment of Plots in the scheme.

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner
Aslam Khan

PARTNER/MANAGER

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner
Vikram Singh

PARTNER/MANAGER

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner
Vijay Singh

PARTNER/MANAGER

For Ashiyana Enterprises

For : ASHIYANA ENTERPRISE

Partner
Mansu Singh

PARTNER/MANAGER