

सत्यमेव जयते

# INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

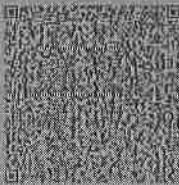
Certificate No.	: IN-RJ38635056453792S
Certificate Issued Date	: 12-Oct-2020 04:19 PM
Account Reference	: NONACC (SV) / 13026904/ BHIWARI/RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ302690468321196202390S
Purchased by	: ASHIANA HOUSING LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: 4TH FLOOR, VILLAGE CENTER, VASUNDHARA NAGAR, BHIWADI, TEH. TIJARA, DISTT. ALWAR (RAJ.)
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHIANA HOUSING LIMITED
Second Party	: NA
Stamp Duty Paid By	: ASHIANA HOUSING LIMITED
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure	: 5
Development (Rs.)	: (Five only)
Surcharge for Propagation and	: 10
Conservation of Cow (Rs.)	: (Ten only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



ASHIANA HOUSING LTD.

*P. G. J. S.*

Authorized Signature



NOTARY, ALWAR (Raj.)

19 OCT 2020

0011461967

**e-Stamp Certificate No. RJ-IN38635056453792S**

**DECLARATION**

Ashiana Housing Limited through its authorised signatory Mr. Pankaj Joshi son of Shri B.M. Sharma having its office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar, Bhiwadi, Dist. Alwar, Rajasthan do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our Project "Ashiana Tarnag Phase-III" situated at Khasra No. 779, 780, 781, 782, 783, 925/829, 927/844 & 929/828, Village- Milakpur Gurjar, Tehsil Tijara, Dist. Alwar, 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. The bank account details given by us is as under;

**Name of Bank Account** : Ashiana Tarang Ph. 3 U/O AHL RERA A/c  
**Bank Account Number** : 59241000000005  
**Bank Name** : HDFC Bank Ltd.  
**Branch Name** : BHIWADI  
**IFSC Code** : HDFC0005460  
**Bank Address** : A-96 Agarwal Arcade Neelam Clowk Bhiwadi 301019

3. That the above bank account and any amount withdrawn from the designated bank account shall be used for the purpose of project "Ashiana Tarang Phase-III" in accordance with the provisions of Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Rules, 2017.

4. Further, I declare that the bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

Deponent

**Verification**

I, Pankaj Joshi son of Shri B.M. Sharma, having its office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar, Bhiwadi, Dist. Alwar, Rajasthan on behalf of Ashiana Housing Limited do hereby verify that the contents in Para No. 1 to 4 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhiwadi on this 19<sup>th</sup> day of October, 2020.

**IDENTIFIED BY**

**ATTESTED**  
BIG THUMB IMP AS PER  
IDENTIFIED BY

**NOTARY ALWAR (RAJ.)**

**19 OCT 2020**

**Authorised Signatory**

Deponent



for ASHIANA HOUSING LTD.

*[Signature]*

for ASHIANA HOUSING LTD.

*[Signature]*



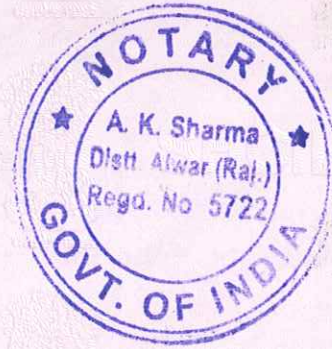


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Rajasthan

## e-Stamp

**Certificate No.** : IN-RJ38634921061627S  
**Certificate Issued Date** : 12-Oct-2020 04:21 PM  
**Account Reference** : NONACC (SV)/ rj3026904/ BHIWARI/ RJ-AL Code : rj3026904  
**Unique Doc. Reference** : SUBIN-RJRJ3026904683210414156155 H CHAND KUMARWAT  
**Purchased by** : ASHIANA HOUSING LIMITED A-21-22, Ganpati Plaza, Bhiwadi  
**Description of Document** : Article 4 Affidavit Distt.- Alwar (Rajasthan)-301019  
**Property Description** : 4TH FLOOR, VILLAGE CENTER, VASUNDHARA NAGAR, Mob.: 9314706969, 9414706969  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : ASHIANA HOUSING LIMITED  
**Second Party** : NA  
**Stamp Duty Paid By** : ASHIANA HOUSING LIMITED  
**Stamp Duty Payable (Rs.)** : 50  
 (Fifty only)  
**Surcharge for Infrastructure** : 5  
**Development (Rs.)** : (Five only)  
**Surcharge for Propagation and** : 10  
**Conservation of Cow (Rs.)** : (Ten only)  
**Stamp Duty Amount(Rs.)** : 65  
 (Sixty Five only)



For ASHIANA HOUSING LTD.

*P. G. ph.*

Authorised Signatory



NOTARY, ALWAR (Raj.)

19 OCT 2020

LB 0011461971

### Statutory Alert:

1. The authenticity of this stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.





**e-Stamp Certificate No. IN-RJ38634921061627S**

**Affidavit cum Declaration**



Ashiana Housing Limited through its authorised signatory Mr. Pankaj Joshi son of Shri B.M. Sharma having its branch office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar, Bhiwadi, Dist. Alwar, Rajasthan do hereby solemnly declare, undertake and state as under:-

1. That we have applied for registration of our Project "Ashiana Tarang Phase-III", situated at Khasra No. 779, 780, 781, 782, 783, 925/829, 927/844 and 929/828 situated at Village Milakpur Gurjar, Tehsil Tijara, Dist. Alwar, 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 notification dated 27.06.2017 issued by UDH Department of Government of Rajasthan, the Promoter shall submit the Permanent Fire NOC to the RERA Authority as and when obtained before issuance of Completion Certificate.
3. That, according to the notification dated 27.06.2017 issued by UDH Department of Government of Rajasthan, the Promoter is not required to obtain the Height Clearance NOC from the Airport Authority of India as per the Color Coded Zoning Map [CCZM] System operational on the website of the Airport Authority of India and BIDA, Bhiwadi has issued the Building Plans accordingly.

For ASHIANA HOUSING LTD.

*Pankaj Joshi*

Deponent

Authorised Signatory

Authorised Signatory

**Verification**

I, Pankaj Joshi son of Shri B.M. Sharma, having its office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar, Bhiwadi, Dist. Alwar, Rajasthan on behalf of Ashiana Housing do hereby verify that the contents in Para No. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhiwadi on this 19<sup>th</sup> day of October, 2020.

For ASHIANA HOUSING LTD.

*Pankaj Joshi*

Deponent

Authorised Signatory

Authorised Signatory

IDENTIFIED BY

ATTESTED  
BIG THUMB IMP ASPEN  
IDENTIFIED BY

NOTARY ALWAR (RAJ.)

19 OCT 2020

Dated: 19.10.2020

To

The Registrar,  
Real Estate Regulatory Authority (RERA)  
2<sup>nd</sup> & 3<sup>rd</sup> Floor, RSIC Building, Udhog Bhavan,  
Tilak Marg, C-Scheme, Jaipur-302005 (Rajasthan)

Sub: Submission of Local/ Correspondence address in respect of group housing project namely "Ashiana Tarang Phase-III".

Dear Sir,

With reference to the subject captioned above, the above said group housing project namely "Ashiana Tarang Phase-III" situated at Khasra No's, 779, 780, 781, 782, 783, 925/829, 927/844 & 929/828 Village Milakpur Gurjar, Teshil Tijara, Dist. Alwar, Rajasthan is being developed by M/s. Ashiana Housing Limited".

The local/ corresponding address of the said project is at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar, Bhiwadi, Teshil Tijara, Dist. Alwar, Rajasthan.

The above information is for your information and record.

Thanking You,

For Ashiana Housing Limited



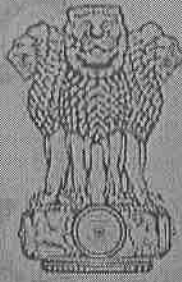
Authorised Signatory  
(Pankaj Joshi)

**Ashiana Housing Limited**

4<sup>th</sup> Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493 515 615  
E: sales@ashianahousing.com, W: ashianahousing.com  
Regd. Office: 11G, Everest, 46/C, Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



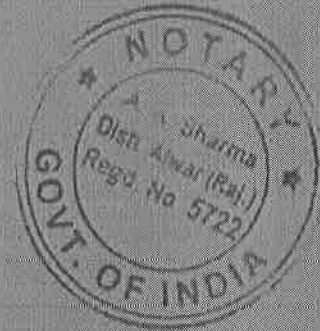


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Rajasthan

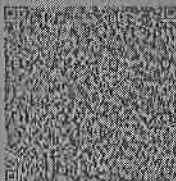
e-Stamp

Certificate No.	: IN-RJ38634872281017S
Certificate Issued Date	: 12-Oct-2020 04:20 PM
Account Reference	: NONACC (SV) rj3026904/ BHIWARI/ RJ-ALWAR DISTRICT
Unique Doc. Reference	: SUBIN-RJRJ3026904683209510198485, Ganga Plaza, Bhiwadi
Purchased by	: ASHIANA HOUSING LIMITED Distt. Alwar (Rajasthan)-201019
Description of Document	: Article 4 Affidavit Mob: 9314706909, 9414706909
Property Description	: 4TH FLOOR, VILLAGE CENTER, VASUNDHARA NAGAR, BHIWADI, TEH. TIJARA, DISTT. ALWAR (RAJ.)
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ASHIANA HOUSING LIMITED
Second Party	: NA
Stamp Duty Paid By	: ASHIANA HOUSING LIMITED
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



ASHIANA HOUSING LTD

*P. G. J.*  
Authorised Signatory



*A*  
NOTARY, ALWAR (Raj.)  
19 OCT 2020

0011461969

e-Stamp Certificate No. RJ38634872281017S

DECLARATION

Affidavit cum Declaration of Mr. Pankaj Joshi duly authorized by Ashiana Housing Limited for the proposed project vide their authorization dated 05.10.2020.

I Pankaj Joshi Son of Shri B.M. Sharma Aged 40 years having office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar Bhiwadi, Dist. Alwar, Rajasthan **duly authorized by Ashiana Housing Limited** for the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project **Ashiana Tarang Phase III** situated at Khasra No's. 779, 780, 781, 782, 783, 925/829, 927/844 & 929/828 Village Milakpur Gurjar, Teshil Tijara, Dist. Alwar, Rajasthan is a new project.
2. That we have not accepted any advance payment 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.

Place: Bhiwadi

Date: 19.10.2020

For ASHIANA HOUSING LTD.

[Deponent] Authorized Signatory

VERIFICATION

I, Pankaj Joshi son of Shri B.M. Sharma, having its office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar Bhiwadi, Tehsil Tijara, Dist. Alwar, Rajasthan on behalf of M/s. Ashiana Housing Limited do hereby verify that the contents in Para No. 1 to 3 of my above affidavit are true.

Verified by me at Bhiwadi on this 19<sup>th</sup> day of October, 2020.

For ASHIANA HOUSING LTD.

Authorized Signatory

[Deponent]

IDENTIFIED BY

ATTESTED  
BIG THUMB IMP AS PER  
IDENTIFIED BY

NOTARY, ALWAR (RAJ.)

19 OCT 2020



Declaration for no criminal record

I **Pankaj Joshi** son of Shri B.M. Sharma aged about 40 years authorised signatory of M/S. Ashiana Housing Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 11G, Everest, 46/C, Chowringhee Road, Kolkata - 700 071 (West Bengal) and Local Office at 4<sup>th</sup> Floor, Village Center, Vasundhara Nagar Bhiwadi, Tehsil Tijara, Dist. Alwar, Rajasthan do hereby declare and state as under-

That the promoters of the residential project "Ashiana Tarang Phase-III" situated at Village: Milakpur Gurjar, Tehsil Tijara, Dist. Alwar, Rajasthan have not been convicted criminal before any court of India in any case.

For Ashiana Housing Limited



Authorised Signatory

**Ashiana Housing Limited**

4<sup>th</sup> Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493 515 615  
E: sales@ashianahousing.com, W: ashianahousing.com  
Regd. Office: 11G, Everest, 46/C, Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



TO WHOMSOEVER IT MAY CONCERN

NO ENCUMBRANCE CERTIFICATE

This is to confirm that there is no encumbrance on our residential project Ashiana Tarang Phase III under Khasra No's. 779, 780, 781, 782, 783, 925/829, 927/844 & 929/828 situated at Village Milakpur Gurjar, Teshil Tijara, Dist. Alwar, Rajasthan.

For Ashiana Housing Limited



[Authorised Signatory]

**Ashiana Housing Limited**

4<sup>th</sup> Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493 515 615  
E: sales@ashianahousing.com, W: ashianahousing.com  
Regd. Office: 11G, Everest, 46/C, Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE EXECUTIVE COMMITTEE OF DIRECTORS OF ASHIANA HOUSING LTD. IN ITS MEETING HELD ON MONDAY, 05<sup>TH</sup> OCTOBER 2020 FROM 10.30 A.M TO 11:15 P.M AT UNIT NO. 304, SOUTHERN PARK, PLOT NO D-2, SAKET DISTRICT CENTRE, SAKET, NEW DELHI-110017

“RESOLVED THAT consent of members of the executive committee of directors of the company be and is hereby accorded to obtain registration of its project namely Ashiana Tarang Phase III under Real Estate Regulatory Act situated at Revenue Village of Milakpur Gurjar, Tehsil Tijara, Bhiwadi, Distt. Alwar, Rajasthan”

“RESOLVED FURTHER THAT Mr. Shantanu Haldule, Vice President, Mr. Narender Singh AGM-Land & Legal and Mr. Pankaj Joshi, Manager be and are hereby, severally, authorised to apply for Real Estate Regulatory Act Registration, to obtain Login ID, Password to create webpage on the website of the authority and to file documents and do all such acts and deeds including representation before the Real Estate Regulatory Act authorities of Rajasthan for the above purpose.”

Certified true copy  
Ashiana Housing Ltd.



**Ashiana Housing Limited**

304, Southern Park, Saket District Centre,  
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200  
E: sales@ashianahousing.com, W: ashianahousing.com  
Regd. Office: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864



# **Biswajit Sengupta .** **a r c h i t e c t**

b.arch.,fiia.,aiiid

ph- 09887488263/9672972807, 01493-515305

A 305, Block 2, RANGOLI, Ashiana Village

Bhiwadi 301019, Alwar, Rajasthan

email: bsen.architect@gmail.com

To,

The Registrar,

Rajasthan Real Estate Regulatory Authority,

2nd & 3rd Floor, RSIC Building,

Udyog Bhavan, Tilak Marg,

C-Scheme, Jaipur-302005, Rajasthan

## **SUBJECT: Confirmation regarding parking numbers of Ashiana Tarang Phase III**

Dear Sir/Ma'am,

This is to confirm that following are the parking numbers of Ashiana Tarang Phase III as disclosed by the Promoter. The same as given below are correct and are well within the phasing line:

<b>Sr. No.</b>	<b>Type of Parking</b>	<b>Parkings</b>	<b>Total No. of Parking</b>	<b>Residential Parking</b>	<b>Visitor Parking</b>
<b>1</b>	<b>Open</b>	Car	61	61	0
		Two-Wheeler	33	0	33
<b>2</b>	<b>Covered/Stilt</b>	Car	34	33	1
		Two-Wheeler	55	0	55

Thanking You,



**Name: Biswajit Sengupta**

**Regd Architect: CA/75/886**

**( BISWAJIT SENGUPTA**

**B. Arch, FIIA, AIID**

**Regd. Architect : CA/75/886**

## Company Master Data

CIN	L70109WB1986PLC040864
Company Name	ASHIANA HOUSING LIMITED
ROC Code	RoC-Kolkata
Registration Number	040864
Company Category	Company limited by Shares
Company SubCategory	Non-govt company
Class of Company	Public
Authorised Capital(Rs)	350000000
Paid up Capital(Rs)	204704198
Number of Members(Applicable in case of company without Share Capital)	0
Date of Incorporation	25/06/1986
Registered Address	11G, EVEREST, 46/C, CHOWRINGHEE ROAD KOLKATA Kolkata WB 700071 IN
Address other than R/o where all or any books of account and papers are maintained	-
Email Id	investorrelations@ashianahousing.com
Whether Listed or not	Listed
ACTIVE compliance	ACTIVE compliant
Suspended at stock exchange	-
Date of last AGM	18/08/2020
Date of Balance Sheet	31/03/2020
Company Status(for efilling)	Active

## Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Motor Vehicle (Hypothecation)	5550000	14/01/2019	-	OPEN
MUTual Funds	700000000	05/12/2017	-	CLOSED
Corporate Guarantee	300000000	25/02/2016	24/08/2016	CLOSED
	2900000	30/03/2015	-	CLOSED
Working capital loan against mutual fund	120000000	29/07/2020	-	OPEN
Immovable property or any interest therein; Assignment of Receivables from Ashiana Town Beta	700000000	13/06/2014	08/07/2016	CLOSED
Immovable property or any interest therein	300000000	16/05/2011	-	CLOSED
Immovable property or any interest therein	178500000	26/08/2011	-	CLOSED
	200000000	14/04/2009	30/01/2010	CLOSED
	110000000	29/06/2016	-	CLOSED
Immovable property or any interest therein	500000000	02/03/2016	-	OPEN