



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ42196540893840T
Certificate Issued Date	: 06-Mar-2021 01:14 PM
Account Reference	: NONACC (SV)/ rj3187804/ BHIWADI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ318780475234106227577T
Purchased by	: Ashiana Housing Ltd
Description of Document	: Article 4 Affidavit
Property Description	: 4th Floor Ashiana Village Center Bhiwadi, Alwar, Rajasthan
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Ashiana Housing Ltd
Second Party	: NA
Stamp Duty Paid By	: Ashiana Housing Ltd
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)



For ASHIANA HOUSING LTD

P. 478
Authorised Signatory



NOTARY, ALWAR (Raj) RS 0003528490

12 MAR 2021

e-Stamp Certificate No. IN-RJ42196540893840T

DECLARATION

Ashiana Housing Limited through its authorised signatory Mr. Pankaj Joshi son of Shri B.M. Sharma having its office at 4th 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 Nirmay Phase-IV" situated at Khasra No. 169 (Part), 171 to 174 and 179 Village- Thada, 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 Nirmay PH 4 UO AHL RERA A/C
Bank Account Number : 59210400000009
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 That the above bank account and any amount withdrawn from the designated bank account shall be used for the purpose of project "Ashiana Nirmay Phase-IV" in accordance with the provisions of Real Estate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.

P. G. Joshi
Deponent

Verification

I, Pankaj Joshi son of Shri B.M. Sharma, having its office at 4th 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 12th day of March, 2021.

IDENTIFIED BY

ATTESTED
BIG THUMB IMP AS PER
IDENTIFIED BY

NOTARY, ALWAR (RAJ.)
11 2 MAR 2021

P. G. Joshi
Deponent



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ42196529084538T
Certificate Issued Date : 06-Mar-2021 01:14 PM
Account Reference : NONACC (SV)/ rj3187804/ BHIWADI/ RJ-AL
Unique Doc. Reference : SUBIN-RJRJ318780475234090777596T
Purchased by : Ashiana Housing Ltd
Description of Document : Article 4 Affidavit
Property Description : 4th Floor Ashiana Village Center Bhiwadi, Alwar, Rajasthan
Consideration Price (Rs.) : 0
(Zero)
First Party : Ashiana Housing Ltd
Second Party : NA
Stamp Duty Paid By : Ashiana Housing Ltd
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)



For ASHIANA HOUSING LTD

P. 978

Authorised Signatory



NOTARY, ALWAR (Raj.)

12 MAR 2021

RS 0003528491

e-Stamp Certificate No. IN-RJ42196529084538T

Affidavit cum Declaration



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

1. That we have applied for registration of our Project "Ashiana Nirmay Phase-IV", situated at Khasra No. 169 (Part), 171 to 174 and 179 situated at Village Thada, 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.


Auth. Deponent Signatory

Authorised Signatory

Verification

I, **Pankaj Joshi** son of Shri B.M. Sharma, having its office at 4th 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 12th day of March, 2021.

For ASHIANA HOUSING LTD.


Auth. Deponent Signatory

Authorised Signatory

IDENTIFIED BY

ATTESTED
BIG THUMB IMP AS PER
IDENTIFIED BY

NOTARY, ALWAR (RAJ.)

12 MAR 2021



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ42196802057904T
Certificate Issued Date	: 06-Mar-2021 01:16 PM
Account Reference	: NONACC (SV)/ rj3187804/ BHIWADI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ318780475234195673550T
Purchased by	: Ashiana Housing Ltd
Description of Document	: Article 4 Affidavit
Property Description	: 4th Floor Ashiana Village Center Bhiwadi, Alwar, Rajasthan
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Ashiana Housing Ltd
Second Party	: NA
Stamp Duty Paid By	: Ashiana Housing Ltd
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)



For **ASHIANA HOUSING LTD.**

[Signature]

Authorised Signatory



NOTARY, ALWAR (Raj.)

12 MAR 2021

RS 0003528487

e-Stamp Certificate No. IN-RJ42196802057904T

DECLARATION

Affidavit cum Declaration of Mr. Pankaj Joshi duly authorized by Ashiana Housing Limited for the proposed project vide their authorization dated 01.03.2020.

I Pankaj Joshi Son of Shri B.M. Sharma Aged 40 years having office at 4th 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 Nirmay Phase IV** situated at Khasra No's. 169 (Part), 171 to 174 and 179 Village- Thada, 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: 12.03.2021


[Deponent]

VERIFICATION

I, Pankaj Joshi son of Shri B.M. Sharma, having its office at 4th 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 12th day of March 2021.


[Deponent]

IDENTIFIED BY

ATTESTED
BIG THUMB IMP AS PER
IDENTIFIED BY

NOTARY ALWAR (RAJ)

12 MAR 2021

Dated: 12.03.2021

To

The Registrar,
Real Estate Regulatory Authority (RERA)
2nd & 3rd 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 Nirmay Phase IV".

Dear Sir,

With reference to the subject captioned above, the above said group housing project namely "**Ashiana Nirmay Phase IV**" situated at Khasra No's, 169 (Part), 171 to 174 and 179 Village- Thada, Teshil Tijara, Dist. Alwar, Rajasthan is being developed by M/s. Ashiana Housing Limited".

The local/ corresponding address of the said project is at **4th 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

4th Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493-665666

E: sales@ashianahousing.com, W: ashianahousing.com
Regd. Office: 11G, Everest, 46/C, Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864

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 4th 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 Nirmay Phase-IV" situated at Village: Thada, 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

4th Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493-665666

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 Nirmay Phase IV under Khasra No's. 169 (Part), 171 to 174 and 179 situated at Village- Thada, Teshil Tijara, Dist. Alwar, Rajasthan.

For Ashiana Housing Limited



[Authorised Signatory]

Ashiana Housing Limited

4th Floor, Village Centre, Ashiana Village, Vasundhara Nagar, Bhiwadi 301 019 T: 01493-665666

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 01ST MARCH 2020 FROM 11.30 A.M TO 12.00 O'CLOCK 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 Nirmay Phase IV under Real Estate Regulatory Act situated at Revenue Village – Udaipur, Opposite Ashiana Town Beta Group Housing Project, Bhiwadi- Alwar Megha Highway, Bhiwadi, Tehsil Tijara, Distt. Alwar, Rajasthan."

"RESOLVED FURTHER THAT Mr. Shantanu Haldule, Vice President, Mr. Pankaj Joshi, Manager-Legal and Mr. Narender Singh AGM-Land & Legal 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.



Mr. Vishal Gupta
(Managing Director)

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.,fiiia.,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,

The 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 Nirmay Phase IV

Dear Sir/Ma'am,

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

Sr. No.	Type of Parking	Parkings	Total No. of Parking	Residential Parking	Visitor Parking
1	Open	Car	102	100	2
		Two-Wheeler	68	0	68
2	Covered/Stilt	Car	62	62	0
		Two-Wheeler	111	0	111

Thanking You,



Name: Biswajit Sengupta

Regd. Architect :CA/75/886

(BISWAJIT SENGUPTA
B. Arch, FIIA, AIID
Regd. Architect : CA/75/886



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan e-Stamp

Certificate No.	: IN-RJ43370813493731T
Certificate Issued Date	: 14-Apr-2021 03:29 PM
Account Reference	: NONACC (SV) RJ3182804/ BHIWADI/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJ318/80477527350203172T
Purchased by	: Ashiana Housing Ltd
Description of Document	: Article 4 Affidavit
Property Description	: 4th Floor Village Center Vasundhara Nagar Bhiwadi, Alwar Rajasthan
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Ashiana Housing Ltd
Second Party	: NA
Stamp Duty Paid By	: Ashiana Housing Ltd
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)



Signature attested
(as identified)

Notary Public Dist. Alwar
14 APR 2021

For ASHIANA HOUSING LTD.

Authorized Signatory

EXECUTANT

0000772625

Statutory Alert:

The members of the Stamp Certificate shall be certified as www.e-stamp.gov.in or using e-Stamp Mobile App of India Post
any discrepancy in the details of this Certificate and as available on the website e-stamp.gov.in or mobile app of India Post
The user witnessing the purchase is the user of the certificate
In case of any discrepancy please report to the competent authority

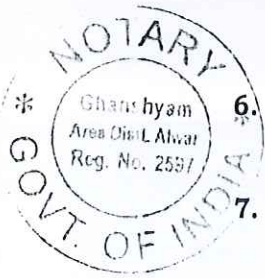
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pankaj Joshi duly authorized by the Promoter of the proposed Project vide the authorization dated 01.03.2020



I, Pankaj Joshi, S/o Sh. Brij Mohan Sharma, aged 40, having office address at 4th floor, village center, Vasundhara Nagar, Bhiwadi, Distt. -Alwar (Rajasthan) duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title of the Land on which the development of the project is proposed.
2. That the Said Land is free from all encumbrances.
3. That the Promoter has obtained all approvals from the competent authorities.
4. That the Promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
5. That our project Ashiana Nirmay Ph. IV is being developed on Khasra numbers 169 (Part), 171 to 174 and 179 Village Thara, Alwar By Pass Road, Sector 39, Bhiwadi, Tehsil Tijara (Alwar), Rajasthan.
6. That there is no stay order of any court on the aforesaid Project Land till date.
7. That the Promoter shall indemnify future allottees and hold them harmless from any losses that the Allottees may sustain as a result of any litigation and that Rajasthan Real Estate Regulatory Authority shall not be responsible in any manner with respect to the same.



Sign./Thumb. Attested
(as Identified)

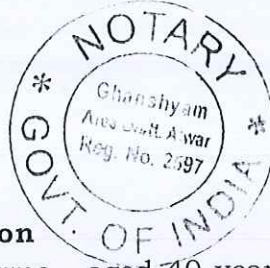
Notary Public Distt. Alwar

14 APR 2021

For ASHIANA HOUSING LTD.

Deponent

EXECUTANT



Verification



I, Pankaj Joshi, S/o Sh. Brij Mohan Sharma , aged 40 years, having office address at 4th floor, village centre, Vasundhara Nagar, Bhiwadi, Distt.-Alwar (Rajasthan) do hereby verify that the contents in Para No. 1 to 7 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bhiwadi on this 14th day of April 2021

For ASHIANA HOUSING LTD.


Authorised Signatory
Deponent

EXECUTANT

identified by

Sign./Thumb. Attested
(as Identified)
Notary Public Distt. Alwar

14 APR 2021