

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

To

The Real Estate Regulatory Authority
TAMILNADU

Dear Sir,

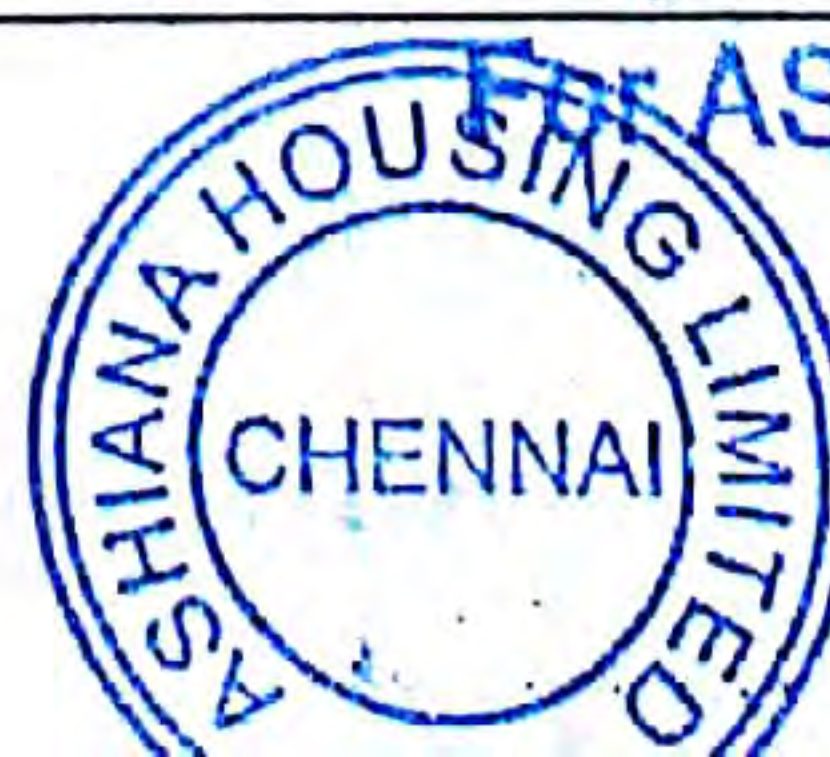
We hereby apply for the grant of registration of our residential group housing project **Ashiana Shubham Phase II** to be set up at **Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet Taluk, Kancheepuram District, Tamil Nadu.**

1. The requisite particulars are as under:		
i)	Status of the Applicant	Company
ii)	Details of the Company	
a)	Name	M/s Ashiana Housing Limited
b)	Address	• Registered Office: 5F, Everest 46/C, Chowranghee Road, Kolkata-700071. • Local Office: Local Office: No. 10, GJ Complex, First main Road, CIT Nagar, Chennai – 6000035 • Administration Office : 304, Sothern Park, Saket District Centre Saket, New Delhi - 110017
c)	Copy of Registration Certificate as Company	Copy of Certificate of Incorporation: Annexure 1
d)	Main objects	Main objects of the Company : Annexure 2 (Memorandum of Association and Articles of Association)
e)	Name, photograph and address of the Directors and Authorised Persons	Details of Directors and Authorised Persons: Annexure 3A & 3B
iii)	PAN of the Developer	AADCA9093P
	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	Ashiana SHUBHAM - PHASE-II - HDFC BANK (GK 2)- AC NO:50200025964792 ASHIANA SHUBHAM P2U/O AHL RERA AC IFSC: HDFC0000027

For **ASHIANA HOUSING LTD.**


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iv)	Details of Project Land	Land Owner: Escapade Real Estate Private Limited, Chennai The Project Land is 12361.1Sq.m. (133005.43 sq.ft.) under Survey no. 381/1A(P), 381/1B1(P), 381/1B2(P) and FSI Area 12627.78 Sq.M for Blocks 4,5,6 and 8 (Wing 1 & 2) as per DTCP proceedings letter 695/2014 is situated at Sengundram Village, Govindapuram Hamlet, Maraimalai Nagar, Chengalpet Taluk, Kancheepuram District, Tamil Nadu Note 1: : That the above project land area is a part and portion of the Whole Land admeasuring 45 Acres 5½ cents situated at Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet Taluk, Kancheepuram District, Tamil Nadu and having acquired from Mr. Devaraj and 72 others vide Sale Deed dated 07/05/2007, registered as Doc No. 6596/2007. The Land Owner M/s. ESCAPADE REAL ESTATE PVT. LTD has given Power of Attorney in favor of Ashiana Housing Limited for development of a residential Project on the land measuring 20 acre 20 cents. Ashiana Housing contemplated to develop a senior living project namely "Ashiana Shubham" and accordingly developed/ developing Ashiana Shubham Phase I on one portion of 20 acres 20 cents land. Now, Ashiana has proposed another phase Ashiana Shubham Phase II on another portion of land measuring 12361.1 sqmt.
v)	Brief details of the projects launched by the Developer 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 Developer in the last five years is attached as Annexure-4
vi)	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: State Government Agencies, 2. Water supply: Developer is proposing to get NOC from CGWA and till the time



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		tanker is proposed as an alternate option. 3. Electricity supply, transformer & substation: Tamil Nadu Electricity Board - TNEB and Tamil Nadu Generation and Distribution Corporation Ltd - TANGEDCO 4. STP: Developer (Ashiana Housing Limited)
vii)	Registration fee by way of a demand draft, as per sub-rule (3) of the rule 3 of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017	Rs.2,52,556/- (Rs. Two Lakhs Fifty Two Thousand Five Hundred Fifty Six only) paid through RTGS/NEFT (UTR No. HDFCR52017111758279719): Annexure 5
viii)	Any other information the applicant may like to furnish	Bank Certificate: Annexure 5 (a)

2. We enclose following documents in triplicate:-

i)	Authenticated copy of PAN card of the Developer	Authenticated copy of PAN card of the Developer: Annexure 6
ii)	Audited balance sheet of the Developer for the preceding financial year	Copy of Audited Balance Sheet & P&L A/C of the Developer for the following financial year -2016-17: Annexure 7
iii)	Copy of legal title deed reflecting the title of the Developer to the land on which real estate project is proposed to be developed along with legally valid documents with authentication of such title	That the above project land area is a part and portion of the Whole Land admeasuring 45 Acres. situated at Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet Taluk, Kancheepuram District, Tamil Nadu and having acquired from Mr. Devaraj and 72 others vide Sale Deed dated 07/05/2007, Registered as Doc No. 6956/2007 out of which the Land Owner has given Power of Attorney in favor of Ashiana Housing Limited for 20 acre 20 cents for developing residential projects on it. Copy of Sale deed is attached as Annexure 8 Copy of Patta : Annexure 8a Copy of Chitta : Annexure 8b
iv)	Details encumbrances on land on which real estate project is proposed including any rights, title, interest or name of any party in or over such land along with details	NIL
v)	Where the Developer is not the owner of the land, consent of the owner of the land along with Collaboration Agreement, Development Agreement,	The Land owner has given an Irrevocable Power of Attorney in favour of Developer vide a registered doc. no 14815/2014 attached as Annexure 9 .



	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.	
vi)	Authenticate copy of approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of approvals and commencement certificate from the competent authority for each such phase	Copy of Approvals and Commencement Certificate attached as under:- 1. DTCP Approval Plan Na.Ka 413/2015: Annexure15 2. Fire NOC dated 29/01/2015: Na.Ka.No. 292/B2/015 Annexure13 3. Environmental Clearance Letter 413/2015 dated 18/12/2015: Annexure11 4. Forest NOC bearing No. 5438/2013/D dated 25.07.14: Annexure13 5. Tehsildar NOC Dated 23/06/2006: Annexure14
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 Plan for the Project Land admeasuring 12361.1 sq. mtr. with clear demarcation of Phase II: Annexure 15 2. Parking Plan : Annexure 17 3. Specifications of the Project : Annexure 18 4. Details of Common areas and facilities to be developed in the Whole Project/ Project: Annexure19
viii)	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy	The detailed plan of Development works: Annexure 20
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	Latitude/ Longitude for the Whole Project Ashiana Shubham – Phase 2 North -12.45.43.6818 West- South - East-80.2.34.065 The location details of the Project: Annexure 21
x)	Pro forma of allotment letter, agreement to sale, and the conveyance deed proposed to be signed with the allottees.	



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xi)	The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any.	Details of area for sale of apartments: Annexure 22
xii)	The number and areas of garage for sale in the project	N.A
xiii)	The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project	The total number of parking to be developed in Phase-II of the Project is as follows- Open Parking- 127 Parking Area- 1587.5 sqmt. Planning Authority has approved 78 car parking in Ashiana Shubham Phase II. Given the requirement of car parking, the Developer has provided 127 nos. of car parks in Ashiana Shubham Phase II. The 49 no. of additional parking have been provided in open space without compromising the overall ambience. For day today comfort of residents, Developer has earmarked one Reserved Car Park for each three BHK, two BHK and big one BHK units aggregating to 112 units in Ashiana Shubham Phase II and balance 15 car parkings shall be free for small one BHK units. These 15 car parkings shall be designated in Ashiana Shubham Phase II for small one BHK.
xiv)	The names and addresses of his real estate agents, if any, for the proposed project	N.A.
xv)	The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project	Details of Technicians: Annexure 23
xvi)	A Declaration in "Form B"	Last Annexure

We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.



For ASHIANA HOUSING LTD.

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ANNEXURE 23

Name & Address of Consultant

Project	Registration No.				
Description	Consultant	Address	Registration No.	Contact	Email ID
Architectural	B.Sengupta Architect	A305, Rangoli, Ashiana Village Bhiwadi	CA/75/886	9887488263	bsen.architect@yahoo.com
Structural	Mr. R.K. Bhola, Civitech Consultants PVT LTD	A-45, Sector-4 Noida-201301	CEAI-M-313	120-2544084/85/86	projects@civtech.in
Plumbing	Mr. Anand Havelia, Consummate Engineering Services Pvt Ltd.	Unit No. 228-236, 2nd Floor Tower A Space i-Tech Park, Sohna Road, Sector-49, Gurgaon- 122018 Haryana, India	N.A	0124-4069379, 4145060-61	anandhavelia@yahoo.co.in
Landscape	Mr. Yogesh Kapoor, Shaheer & Associates	167/8, Sarai Jullena, Okhla Road, New Delhi 110025		011-26522405, 26858668	ca.consultant@gmail.com
Electrical	Mr. P.K. Chowdhury	49, Sarada Pally, P.O. Bamunari, Dist. Hooghly, West Bengal	N.A	0124-4069379, 4145060-61	ca.consultant@gmail.com
Environment	Mr. S.K. Jain & A. Dhamodharan, EQMS India Pvt. Ltd. & Ecotech Labs Pvt. Ltd	EQMS India Pvt. Ltd : 304-305, Rishabh Corporate towers, Plot No 16, Community Centre, Karkardooma, Delhi-110092. Ecotech Labs Pvt. Ltd: No.4 Manjolai 1st main Road, Ekkaduthangal, Guindy,	N.A		



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