

Contact Person: Mr. Vishnu
 Mob. no. 97899 26200

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




To,
 The Real Estate Regulatory Authority
 TAMILNADU

5598

Dear Sir,

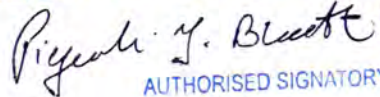
We hereby apply for the grant of registration of our residential group housing project **ASHIANA SHUBHAM PHASE IV A** to be set up at **Sengundram Village Govindapuram Hamlet, Maraimalai Nagar, Chengalpet District, Tamil Nadu.**

| 1. The requisite particulars are as under: Developer | | |
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| i) | Status of the Applicant | Company |
| ii) | Details of the Company | |
| | a) Name | M/s Ashiana Housing Limited |
| | b) Address | <ul style="list-style-type: none"> • Registered Office: 11G, 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, Southern Park, Saket District Centre Saket, New Delhi - 110017 |
| | c) Copy of Registration Certificate as Company | Copy of Certificate of Incorporation: Annexure enclosed. |
| | d) Main objects | Main objects of the Company: Annexure enclosed. (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 enclosed. Authorized Person: Mr. Peter Sahaya Raj U Designation : Vice President  |
| iii) | PAN of the Promoter | AADCA9093P |

For **ASHIANA HOUSING LTD.**

 Authorised Signatory



For **ESCAPADE REAL ESTATE PRIVATE LTD.**

 AUTHORIZED SIGNATORY



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| 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 | | ASHIANA SHUBHAM - PHASE-IV A - HDFC BANK (GK 2)- AC NO:50200046432310 ASHIANA SHUBHAM PH4 U/O AHL RERA AC IFSC: HDFC0000027 |
| The requisite particulars are as under: Land owner | | |
| Status of the Applicant | | Company |
| Details of the Company | | |
| a) | Name | M/s Escapade Real Estate Pvt Ltd |
| b) | Address | Registered Office: Old No.25, New No.3, Ganapathy Colony III Lane, Off. Cenotaph Road, Teynampet, Chennai 600 018. Administration Office: Old No.25, New No.3, Ganapathy Colony III Lane, Off. Cenotaph Road, Teynampet, Chennai 600 018. |
| c) | Copy of Registration Certificate as Company | Copy of Certificate of Incorporation. Annexure enclosed. |
| d) | Main objects | Main objects of the Company : Memorandum of Association & Articles of Association. Annexure enclosed |
| e) | Name, photograph and address of the Directors and Authorised Persons | Details of Promoters and Authorised Signatories Persons. Annexure enclosed. |
| PAN of the Land Owner | | AABCE7454J |

For ASHIANA HOUSING LTD.

[Signature]
Authorised Signatory



For ESCAPADE REAL ESTATE PRIVATE LTD

[Signature]
AUTHORISED SIGNATORY



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| iv) | Details of Project Land | <p>Land Owner: Escapade Real Estate Private Limited, Chennai</p> <p>The Project Land is 13,382 Sq mt. (144043.85sq. ft.) under Survey Numbers 383/1A Part, 383/1B Part, 390/2A Part, 390/3A Part, 390/2B3, 390/2B4, 390/3B, 390/4, 390/5, 390/6A, 390/6B, 390/7B Part and FSI Area 22390.58 Sqmt. For Blocks B, C, E and G, as per DTCP proceedings letter Na.Ka 5350/19/CZ3, dated 26.12.2019 situated at Sengundram Village, Govindapuram Hamlet, Maraimalai Nagar Municipal Limit, Chengalpet District.</p> <p>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, Phase II and Phase III on one portion of 20 acres 20 cents land. Now, Ashiana has proposed another phase Ashiana Shubham Phase IV A on another portion of land measuring 13,382Sq. mt.</p> |
| v) | 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 as Annexure enclosed. |
| vi) | Agency to take up external development works | <p>External development works comprises of roads, road systems, water supply, sewage and drainage systems, electricity supply transformer, substation, solid waste management and disposal etc.</p> <p>Agencies responsible for external development work are as follows:</p> |

For ASHIANA HOUSING LTD.

[Signature]
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For ESCAPADE REAL ESTATE PRIVATE LTD

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| | | <ol style="list-style-type: none"> 1. Roads and roads system: State Government Agencies, 2. Water supply: Promoter is proposing to get NOC from CGWA and till the time 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: Promoter (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. 4,48,000/- (Rs. Four Lakhs Forty Eight Thousand only) paid through NEFT (UTR No. N275201261824587) Annexure enclosed. |
| viii) | Any other information the applicant may like to furnish | Bank Certificate: Annexure enclosed. |

2. We enclosure following documents in triplicate:-

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| i) | Authenticated copy of PAN card of the Developer / Land Owner. | Authenticated copy of PAN card of the Developer / Land Owner: Annexure enclosed. |
| ii) | Audited balance sheet of the Promoter for the financial year | Copy of Audited Balance Sheet & P&L A/C of the Promoter for the following financial year 18-19: Annexure enclosed. |
| 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 | <p>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.</p> <p>Copy of Sale Deed is attached as Annexure enclosed.</p> <p>Copy of Patta: Annexure enclosed.</p> <p>Copy of Chitta: Annexure enclosed.</p> |

ASHIANA HOUSING LTD.

U. J. [Signature]
 Authorised Signatory



For ESCAPE REAL ESTATE PRIVATE LTD.

P. J. [Signature]
 AUTHORISED SIGNATORY



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| 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 | Annexure enclosed. |
| 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. | The Land owner has given an Irrevocable Power of Attorney in favour of Promoter vide a registered doc.no 14815/2014 attached as Annexure enclosed. |
| 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 Proceedings No Na.Ka5350/19/CZ3 , dated.26/12/2019 Annexure enclosed. 2. Maraimalai Nagar Municipality Building Permission Proceedings No. Na.Ka.20/2020/21 , dated 13.01.2020 Annexure enclosed. 3. Environmental Clearance Letter No. SEIAA/TN/F.3814/EC/8(a)/435/2015 dated 18/12/2015: Annexure enclosed. 4. Forest NOC bearing No. 5438/2013/D dated 25.07.14: Annexure enclosed. 5. Tehsildar NOC No.4340/2006/ 21 Dated 23/06/2006: Annexure enclosed. 6. CTE order No. 2001121958394, dated 19.02.2020 and CTE order no. 2001221958394, dated 19.02.2020. Annexure enclosed. |
| 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 13,382 sq. mtr. with clear demarcation of Phase IV A: Annexure enclosed. 2. Details of Common areas and facilities to be developed in the Whole Project/ Project: Annexure enclosed. |
| 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 enclosed. |

Authorised Signatory




For ESCAPE REAL ESTATE PRIVATE LTD


Rajesh K. Bhatt
AUTHORISED SIGNATORY



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| 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 IV A - Annexure enclosed North - LAND IN S.Nos. 390/3A, 390/2B2, 390/6A; West - LAND IN S.No.390/1B; South - LAND IN S. No. 382; East - LAND IN S.No.391; The location details of the Project: Annexure enclosed. |
| x) | Pro forma of allotment letter, agreement to sale, and the conveyance deed proposed to be signed with the allottees. | Allotment Letter: Annexure enclosed. Construction Agreement: Annexure enclosed. UDS Agreement: Annexure enclosed. |
| 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 enclosed. |
| 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 | <p>The total number of parking to be developed in Phase-IV of the Project is as follows-</p> <p>Open Parking (Car)-176 Open Parking (Two-Wheeler)-80 Open Car Parking Area- 2200 sq. mt. Open Two Wheeler Parking Area- 144 sq. mt</p> <p>Promoter represents that Planning Authority has approved 352 car parking and 88 Two Wheeler parking in Ashiana Shubham Phase IV (Phase IV further divided into two parts i.e. Phase IV A and Phase IV B). Out of the total parking, Promoter is developing 176 car parking and 80 Two parking in Phase IVA and remaining 176 car parking and 8 Two Wheeler parking shall be developed in Phase IV B.</p> <p>For day to day comfort of residents, out of 176 car parking in Phase IVA, Promoter has earmarked one car parking reserved for each three BHK and two BHK units aggregating to 140 car parking in Ashiana Shubham Phase IV A and the balance 36 car parking shall be available for one BHK (865 sq.ft.) units.</p> <p>Promoter represents that Promoter has planned 40 car parking for 1 BHK units in Ashiana Shubham Phase IV. Out of the 40 car parking earmarked for 1 BHK units, 36 car parking shall be designated in Ashiana Shubham Phase IV.</p> |

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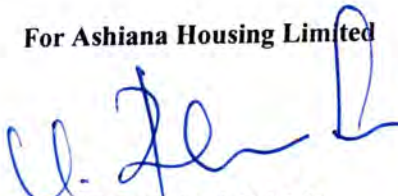


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| | | and balance 04 nos. of car parking in Ashiana Shubham Phase IVB. |
| xiv) | The names and addresses of his real estate agents, if any, for the proposed project | N.A. |
| xv) | The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project | Details of Technicians: Annexure enclosed. |
| xvi) | A Declaration in "Form B" | Annexure enclosed. |

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

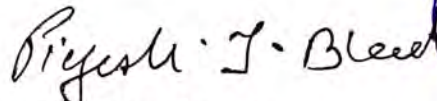
Yours faithfully,

For Ashiana Housing Limited


PETER SAHAYA RAJ U
 VICE PRESIDENT, Chennai



For Escapade Real Estate Pvt Ltd


PIYUSH J BHATT
 DIRECTOR

