



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

- The promoter shall submit the approval of fire scheme and approval of service estimates and plans within three months from the date of grant of registration certificate
- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
- The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
- The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- The promoter shall deposit hundred percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (I) of sub-section 4;
- The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 07th September 2021 and ending with 30th April 2026 (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



REGISTRATION NO. 50 of 2021

| | |
|-----------------------------------|------------------------|
| RC/REP/HARERA/GGM/482/214/2021/50 | Date: 07.09.2021 |
| UNIQUE NO. GENERATED ONLINE | RERA-GRG-PROJ-841-2021 |

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT

ASHIANA ANMOL PHASE II

This registration is granted
under section 5 of
the Real Estate (Regulation & Development) Act, 2016
to the following project under project registration number
as mentioned above

PARTICULARS OF THE NEW PROJECT

| S. N. | Particular | Detail |
|-------|------------------------------------|---|
| 1. | Name of the project | Ashiana Anmol Phase II |
| 2. | Location | Sector -33, Sohna, Gurugram, Haryana |
| 3. | License no. and validity | 20 of 2014 dated 11.06.2014 valid upto 10.06.2026 |
| 4. | Total licensed area of the project | 13.375 acres |
| 5. | Area of phase for registration | 2.40928 acres |
| 6. | Nature of the project | Group Housing Colony |
| 7. | Total FAR of the phase registered | Residential-21889.01 sq.m. |
| 8. | Number of Blocks | 3 blocks (6,7, and 8) |
| 9. | Number of Units | 180 Residential Units |

NAME OF THE PROMOTERS

| S.N. | Particular | Detail |
|------|--|---|
| 1. | Promoter 1/License holder | M/s Universal Heights (India) Pvt. Ltd. |
| 2. | Promoter 2/Beneficial interest permission holder | M/s Ashiana Housing Ltd. |

PARTICULARS OF THE PROMOTER 2 / BENEFICIAL INTEREST PERMISSION HOLDER

| S.N. | Particular | Detail |
|------|--------------------------|--|
| 1. | Name | M/s Ashiana Housing Ltd |
| 3. | Registered Address | 5F/1, Everest, 46/C, Chowringhee Road, Kolkata-700071, West Bengal |
| 4. | Corporate Office Address | 304 and 305, 3 rd Floor, Southern Park, Saket District Centre, Saket, Delhi- 110017 |
| 5. | Local Address | M- 104, Block- 1, Ashiana Anmol, Village Dhunela, Sector- 33, Sohna, Gurgaon |
| 6. | CIN | U70109WB1986PLC040864 |
| 7. | PAN | AADCA9093P |
| 8. | Status | Active |
| 9. | Mobile No. | 9650524421 |
| 10. | Landline No. | 0124-4694265 |
| 11. | Email-Id | care@ashianahousing.com |
| 12. | Authorized Signatory | Abhijit Joshi |

DETAILS OF THE BANK ACCOUNT

| S. N. | Type of bank account | Account No | Name and branch of the bank |
|-------|---|----------------|---|
| 1. | Master Account of the Project (100%) | 50200056967514 | HDFC Bank Ltd, Greater Kailash-2, New Delhi- 110048 |
| 2. | Separate RERA account of the project (70%) | 50200056967451 | HDFC Bank Ltd, Greater Kailash-2, New Delhi- 110048 |
| 3. | Free account of the promoter of the project (30%) | 00278640000086 | HDFC Bank Ltd, Greater Kailash-2, New Delhi- 110048 |

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 07.09.2021
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman

Haryana Real Estate Regulatory Authority
Gurugram
DR. KRISHANA KUMAR Khandelwal, IAS (R)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

