

REAL ESTATE REGULATORY AUTHORITY
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001

No. F. 1 (203)/ PR / RERA / 1 / 2025 / 2677-80

Dated: 16/05/2025

FORM 'C'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as RE(RD)Act,2016] to the following project under project registration number **DLRERA2025P0007**.

Project: AKASHHA (hereinafter referred to as "Project")

**Location: Khasra No. 219/220 Part, Sadhora Kala Village, Opposite
Gulabi Bagh Flats, Delhi-110007.**

1. The project will be implemented by following Promoter and Co-Promoters:

Promoter:

- a) M/s Ambition Homes Private Limited, having its Registered Office at Plot No. Pocket-2, Block-B, Sector-32, North West Rohini, Delhi-110085,

Co-Promoters:

- a) Mr. Sanjay Surana, R/o 218/5, Sindhora Kalan, Delhi-110007,
b) Ms. Chandrika Surana, R/o, E-48, Greater Kailash-1, South Delhi-110048,
c) Mr. Surajmal Surana, R/o 1586/1792, Mall Road/ Church Road, Surana Farms, Avenue 13, Vasant Kunj, South West Delhi-110070 (hereinafter called as "Promoters").

2. This registration is granted subject to the following conditions namely:

- i) The Promoter and Co-Promoters shall not deviate from the approved layout and sanctioned building plans without the prior approval of the Competent Authority and this Authority;



- ii) The Promoter and Co-Promoters shall execute and register conveyance deeds in favour of the Allottees or the Association of the Allottees, as the case may be, of the units, shops or buildings, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- iii) The Promoter and Co-Promoters shall mention all details regarding acquisition of land for the project by way of lease or purchase or any other means in the "Agreement for Sale"
- iv) The Promoter and Co-Promoters shall disclose all liabilities and encumbrances on the land for the project in the 'Agreement for Sale'.
- v) The Promoters shall not create any new liability or encumbrance on the land for the project or the project without prior approval of this Authority;
- vi) The Promoter and Co-Promoters shall deposit seventy percent of the amounts realized for the real estate project from the allottees from time to time in a separate account namely Project RERA Escrow Account to be maintained in a scheduled bank to cover the cost of land and construction and shall be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the RE(RD) Act, 2016;
- vii) The Promoter and Co-Promoters shall withdraw the amount from the Project RERA Escrow Account account, to cover the cost of land and construction only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- viii) The Promoter and Co-Promoters shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- ix) The Promoter and Co-Promoters shall post details of all litigations involving them on the website of the project and keep updating the same on quarterly basis.
- x) The Promoter and Co-Promoters shall convey to all Allottees, in the 'Allotment letter' and 'Agreement for Sale' the following details
 - a) Details of unit- number, floor, tower etc.
 - b) Details of parking areas and parking slot (s) if attached with unit;

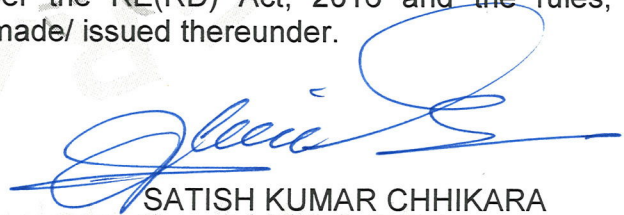


- c) Cost and carpet area of the unit
 - d) Cost and carpet areas of exclusive balcony/ varandah /open terrace
 - e) Proportionate cost of common areas
 - f) Preferential location charges
 - g) Taxes
 - h) Maintenance charges upto the date of possession as per section 1(4)d of the RE (RD) Act, 2016
 - i) Maps showing location of unit and parking slot
 - j) Number of entrances, lifts and materials used/to be used in the project;0
 - k) Details of all common facilities proposed to be developed/developed as part of the project,
- xi) The Promoter and Co-Promoters shall construct the project strictly as per approved lay out and sanctioned building plans.
 - xii) The Promoter and Co-Promoters shall not sell any unit or space of size lessor than provided in the sanction plan.
 - xiii) The Promoter and Co-Promoters shall use basement of the project only for the purposes indicated in the sanctioned building plan;
 - xiv) . The Promoter and Co-Promoters shall advertise, market or sell the units in the project only on carpet area basis and not on the basis of super area or super builtup area basis or any other basis.
 - xv) The Promoter and Co-Promoters shall comply with the provisions of section 11 of RE(RD) Act, 2016 and submit the Quarterly Progress Reports detailing the physical and financial progress made till the date of submission of Occupancy and Completion Certificate to the Authority. The first QPR shall stand due on 01.07.2025.
 - xvi) The Promoter and Co-Promoters shall sell (CSP) Community Service Personal units only as CSP units and strictly in accordance with the policy of the Delhi Development Authority.



- xvii) The Promoter and Co-Promoters shall not give any assured return or commitment charges or assured rentals or any other rebate by any other name, except the rebate for early payment as envisaged under "The National Capital Territory of Delhi Real Estate (R & D) (Agreement for Sale) Rules, 2016".
3. The Promoter and Co-Promoters shall ensure that no clause in 'Allotment Letter' or 'Agreement of Sale' is in contravention of the provisions of RE (RD), Act, 2016;
4. The Promoter and Co-Promoters shall enter into 'Agreement for Sale' with each allottee strictly as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2016.
5. The registration of this project shall be **valid upto 10.07.2029 unless** extended by this Authority in accordance with RE(RD) Act, 2016, the rules, regulations, directions/guidelines made/issued thereunder;
6. The Promoter and Co-Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
7. The Promoter and Co-Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project.
8. If the above-mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against them including revoking the registration granted herein, as per the RE(RD) Act, 2016 and the rules, regulations, directions, guidelines made/ issued thereunder.





SATISH KUMAR CHHIKARA
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi

Dated: 16/05/2025

Place: New Delhi