

**Niladree Chatterjee**  
Advocate

Office : 5, Babar Lane, New Delhi-1100048  
Residence: K-11 Kailash Colony, New Delhi

Mobile: +91-9810214996

E-mail: [niladreechatterjee@gmail.com](mailto:niladreechatterjee@gmail.com)

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Date :- 29.04.2021

To,

**ATS Grand Realtors Private Limited,**  
711/92, Deepali, Nehru Place,  
New Delhi-110018

**Subject:** Encumbrance Report to identify any mortgage or charge in relation to Khasra No/ Plot no Khasra no 393,394,395,396,403,404, 405 & part of Khasra no 397,400,401,402, 407 Situated at Village Mehrauli,Paragna Dasna,Tehsil & District Ghaziabad UP and part of Khasra No-137/1 Mohalla Shahpur Bamheta, Paragna Dasna, village Mehrauli & Shahpur Bamheta Tehsil Ghaziabad PIN – 201002 (Subject Plot)

Sir,

We have been given the following background of the Subject Plot —

- I. The Subject Plot i.e. land bearing Khasra No/ Plot no Khasra no 393,394,395,396,403,404, 405 & part of Khasra no 397,400,401,402, 407 Situated at **Village Mehrauli,Paragna Dasna,Tehsil & District Ghaziabad UP and part of Khasra No-137/1 Mohalla Shahpur Bamheta, Paragna Dasna, village Mehrauli & Shahpur Bamheta Tehsil Ghaziabad PIN 201002** has been sold in favour of **Voyage Real Estate Pvt Ltd & ATS Grand Realtors Private Limited** via various sale/transfer deeds presented to us and as mentioned in **Annexure A** capturing all the transfer deeds.
- II. Thereafter, development agreement dated 25/07/2019 was executed between M/s **Voyage Real Estate Pvt Ltd & ATS Grand Realtors Pvt Ltd** for development of residential/commercial space over the “Subject Plot”.


Our observations —

- We have carried out an inspection of the public records maintained at the office of the Sub Registrar, Ghaziabad Development Authority and relevant government authorities for the period from 2007 (when the Transfer deed was first registered in favour of **Voyage Real Estate Pvt Ltd followed by various transfer deeds executed in favour of Voyage Real Estate Private Limited and ATS Grand Realtors Private Limited**) till 2020 through search clerks.
- We have inspected the public records available with the Registrar of Companies (“RoC”) for **Voyage Real Estate Pvt Ltd.** at the official portal of the Ministry of Corporate Affairs. The Public Records available to ROC for Voyage Real Estate Pvt. Ltd. show charge in form of mortgage in favour of **Vistra ITCL (India) Limited** for 170 Crores and 90 Crores.
- We have inspected the public records available with the Registrar of Companies (“RoC”) for **ATS Grand Realtors Pvt Ltd.** at the official portal of the Ministry of Corporate Affairs. The Public Records available to ROC for **ATS Grand Realtors Private Limited** show charge in form of hypothecation in favour of **Vistra ITCL (India) Limited** for 170 Crores and 90 Crores.
- Under the Development Agreement, **Voyage Real Estate Pvt Ltd** has represented to **ATS Grand Realtors Pvt Ltd** that no encumbrance/charge has been created on the Subject Plot by **Voyage Real Estate Pvt Ltd** apart from the **charge/mortgage/hypothecation as stated above.**

Based on the above exercises, the following is the conclusion:

- As per the public records Voyage have mortgaged the subjected plot in favour of **Vistra ITCL (India) Pvt. Ltd.** for amount of 170 Crores and 90 Crores.
- As per the public records **ATS Grand Realtors** have hypothecated the subjected plot in favour of **Vistra ITCL (India) Pvt. Ltd.** for amount of 170 Crores and 90 Crores.
- No other mortgage/charge has emerged over the subjected plot.

Yours Sincerely



Niladree Chatterjee

Annexure A

| S. No. | Khasra Number           | Transferor                                              | Transferee                         | Sale/Transfer Deed Number                                                                                                                        |
|--------|-------------------------|---------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | 396, 404, ,400,402, 407 | Landcraft Developer Private Limited                     | Voyage Real Estate Private Limited | Bahi Sankhya 1, Jild Sankhya 7384 from page no. 255 to page 280. Transfer Deed No. 7857 dated 27/11/2018 with office of Sub Registrar, Ghaziabad |
| 2      | 402 & 404               | Mr. Mahipal Singh                                       | Voyage Real Estate Private Limited | Bahi Sankhya 1, Jild Sankhya 1791, Page No. from 264 to 325, Transfer Deed No. 3350 dated 21/06/2007 with office of Sub Registrar, Ghaziabad     |
| 3      | 402 & 404               | Mr. Ranpaal, Mr. Darshanpal, Mr. Krishnapal, Mr. Arvind | Voyage Real Estate Private Limited | Bahi Sankhya 1, Jild Sankhya 1839 page no. from 277 to 452, Transfer Deed No. 4767 dated 01/09/2007 with office of Sub Registrar, Ghaziabad      |



|   |                             |                                                                                                                              |                                                                                                |                                                                                                                                                               |
|---|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | 393, 394, 395,<br>397       | Landcraft Developer<br>Private Limited                                                                                       | Voyage Real Estate<br>Private Limited                                                          | Bahi Sankhya 1, Jild<br>Sankhya 7384 from<br>page no. 347 to 374.<br>Transfer Deed 7859<br>dated 27/11/2018 with<br>office of Sub<br>Registrar, Ghaziabad     |
| 5 | Part of 405                 | Mr. Ramanand, Mr.<br>Rambhool aka<br>Rambhool Singh,<br>Mr. Sulendra Kumar<br>aka Surendra Kumar<br>& Mr. Nareshpal<br>Singh | ATS Grand Realtors<br>Private Limited<br>(Earlier known as<br>ATS Wishtown<br>Private Limited) | Bahi Sankhya 1, Jild<br>Sankhya 6991 from<br>page 297 to 356.<br>Transfer Deed no.<br>3769 dated<br>11/05/2018 with<br>office of Sub<br>Registrar, Ghaziabad  |
| 6 | 2 <sup>nd</sup> Part of 405 | Landcraft<br>Developers Private<br>Limited                                                                                   | Voyage Real Estate<br>Private Limited                                                          | Bahi Sankhya 1, Jild<br>Sankhya 7384 from<br>page 375 to 402.<br>Transfer Deed No.<br>7860 dated<br>27/11/2018 with<br>office of Sub<br>Registrar, Ghaziabad  |
| 7 | 137/1M                      | Landcraft<br>Developers Private<br>Limited                                                                                   | Voyage Real Estate<br>Private Limited                                                          | Bahi Sankhya 1, Jild<br>Sankhya 16027 from<br>page 379 to 402.<br>Transfer Deed No.<br>8591 dated<br>27/11/2018 with<br>office of Sub<br>Registrar, Ghaziabad |

*C.*

|   |     |                                               |                                    |                                                                                                                                           |
|---|-----|-----------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 8 | 401 | Maas Steels and Ispath Alloys Private Limited | Voyage Real Estate Private Limited | Bahi Sankhya 1, Jild Sankhya 1681 from page no. 181 to 205. Transfer Deed No. 86 dated 09/01/2007 with office of Sub Registrar, Ghaziabad |
| 9 | 403 | Mr. Ranpaal & Mr. Darshanpal                  | Voyage Real Estate Private Limited | Bahi Sankhya 1, Jild Sankhya 1839 from page 277 to 452. Transfer Deed No.4767 dated 01/09/2007 with office of Sub Registrar, Ghaziabad    |

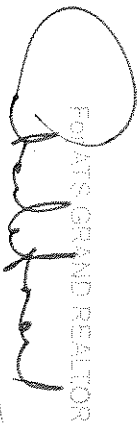
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**ATS GRAND REALTORS PRIVATE LIMITED**

Details of Encumbrance

| Charges Registered |           |                                      |                  |                      |            | Type of Facility | Creation/Modification                                                                                                                                                                                                                                                                                                                                                           |
|--------------------|-----------|--------------------------------------|------------------|----------------------|------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SNo                | Charge Id | Charge Holder Name                   | Date of Creation | Date of Modification | Amount     |                  |                                                                                                                                                                                                                                                                                                                                                                                 |
| 1                  | 100323431 | VISTRA<br>ITCL<br>(INDIA)<br>LIMITED | 17/01/2020       | 22/01/2020           | 900000000  | Debentures       | Earlier the First ranking pari passu charge was created by mortgage over its interest and title over the Mortgage Property as mentioned in MOE dated 17/01/2020 now the same charge is being modified by creating a First charge by way of hypothecation over some or all of the hypothecated properties as defined in unattested Deed of Hypothecation dated January 22, 2020. |
| 2                  | 100323430 | VISTRA<br>ITCL<br>(INDIA)<br>LIMITED | 17/01/2020       |                      | 1700000000 | Debentures       | First ranking pari passu charge by mortgage over its interest and title over the Mortgage Property as mentioned in MOE dated 17/01/2020                                                                                                                                                                                                                                         |

FOR ATS GRAND REALTORS PVT LTD.



Director



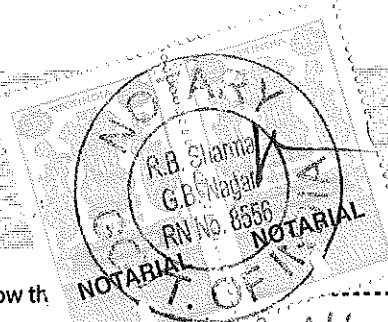
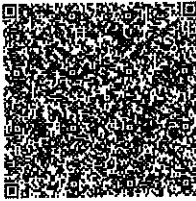
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Name Sunil Kumar Bhagat  
Acc Code UP14012004  
Acc Add Sec-32 Noida 1  
Lic No. 151 Tskl

|                           |                                                           |
|---------------------------|-----------------------------------------------------------|
| Certificate No.           | : IN-UP55092989489353T                                    |
| Certificate Issued Date   | : 26-Mar-2021 03:33 PM                                    |
| Account Reference         | : NEWIMPACC (SV)/ up14012004/ GAUTAMBUDDH NAGAR 1/ UP-GBN |
| Unique Doc. Reference     | : SUBIN-UPUP1401200497613785717668T                       |
| Purchased by              | : ATS GRAND REALTORS PVT LTD                              |
| Description of Document   | : Article 5 Agreement or Memorandum of an agreement       |
| Property Description      | : Not Applicable                                          |
| Consideration Price (Rs.) | :                                                         |
| First Party               | : ATS GRAND REALTORS PVT LTD                              |
| Second Party              | : Not Applicable                                          |
| Stamp Duty Paid By        | : ATS GRAND REALTORS PVT LTD                              |
| Stamp Duty Amount(Rs.)    | : 10<br>(Ten only)                                        |

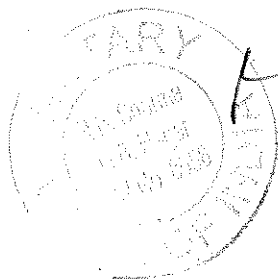


Please write or type below th

This stamp paper forms an integral part of Affidavit dated March 31-2021

ATS GRAND REALTORS PVT. LTD.  
*[Signature]*

Dir. Director



ATS GRAND REALTORS PVT. LTD.  
*[Signature]*

### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM B

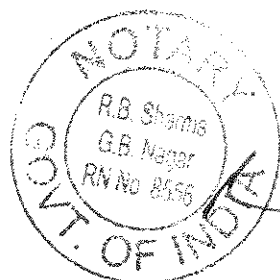
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum declaration of Mr. Getamber Anand, Director of ATS Grand Realtors Pvt. Ltd. ("Promoter") of the proposed project "Floral Pathways" vide his authorization dated 2<sup>nd</sup> September 2019

I, Getamber Anand, Director of ATS Grand Realtors Pvt. Ltd. ("Promoter") of the proposed project "Floral Pathways" do hereby solemnly declare, undertake and state as under:

- 1 That Promoter has a legal title to the land on which the development of the proposed project is to be carried out  
and  
an authenticated copy of title of such land is enclosed herewith.
- 2 That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
- 3 That the time period within which the project shall be completed by promoter is 71 months from the project start date.
- 4 That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5 That the amounts from the separate account to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project by the Developer.
- 6 That the amounts from the separate account shall be withdrawn 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.
- 7 That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8 That the Promoter shall take all the pending approvals in the name of the Promoter on time, from the competent authorities.
- 9 That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For ATS GRAND REALTORS PVT. LTD.

A handwritten signature in black ink, appearing to read "Getamber Anand".

Director


10 That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

TS GRAND REALTORS PVT  


Director  
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Noida on this 3<sup>rd</sup> day of Mar 21 

Director  
Deponent



ATTESTED

  
RAMBIR SHARMA  
Advocate Notary  
(G.B. Nagar)

31 MAR 2021

भारतीय गैर न्यायिक

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रुपये

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TEN  
RUPEES

Rs.10

भारत

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

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**FORM B**

[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY  
THE PROMOTER**

**Affidavit cum Declaration**

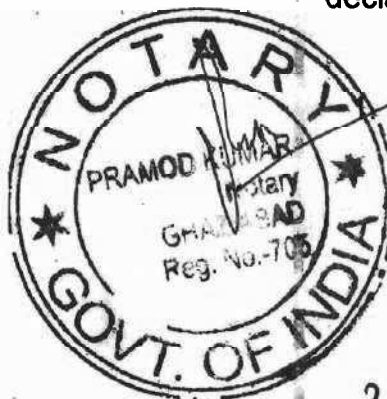
I, Love Agrawal, S/o Sh. Kunj Bihari Agrawal, R/o B-72, 2<sup>nd</sup> Floor, SF-B, Swarn Jayanti Puram, Ghaziabad – 201002, Director of Voyage Real Estate Private Limited (“Company”), a company incorporated under the Companies Act, 1956 and having its registered office at 67, Navyug Market Ghaziabad, Uttar Pradesh – 201003 do hereby solemnly declare, undertake and state as under:

That the Company has a legal title to the contiguous land parcel ad-measuring 2.85 Acres (approx.) i.e. 11,540 Sq. Mtrs. (approximately) situated at Village Mehrauli and Shahpur Bamheta, Tehsil and District Ghaziabad, Uttar Pradesh on which the development of the proposed real estate project is to be carried out

For VOYAGE REAL ESTATE PRIVATE LIMITED

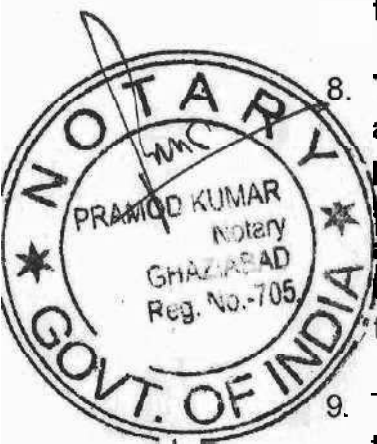
*Love*  
Director/Authorised Signatory

29 MAY 2019



by ATS Grand Realtors Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 711/92, Deepali, Nehru Place, New Delhi - 19 ("**Promoter**") and an authenticated copy of title of such Land is enclosed herewith.

2. The Company is in the process of transferring entire development and marketing rights of the project to be developed on the Said Land in favour of the Promoter through a joint development agreement to be executed between the Company and the Promoter.
3. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party on or over Said Land, along with details are uploaded on to the UP RERA website at the time of registration.
4. That the time period within which the project shall be completed by the Promoter is 60 Months from the project start date.
5. That seventy per cent of the amounts realised by the Promoter from the allottees of the real estate project on the Said Land, from time to time, shall be deposited by the Promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn by the Promoter 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.
8. That the Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For VOYAGE REAL ESTATE PRIVATE LIMITED

*Savet*  
Director/Authorised Signatory

11. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

12. I declare that the PAN card, Aadhar number/CIN number of the Company uploaded on website is correct and both are of the Company. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc are found misled or wrong, the authority may reject the registration.

For VOYAGE REAL ESTATE PRIVATE LIMITED

*Sovet*  
Deponent/Authorised Signatory

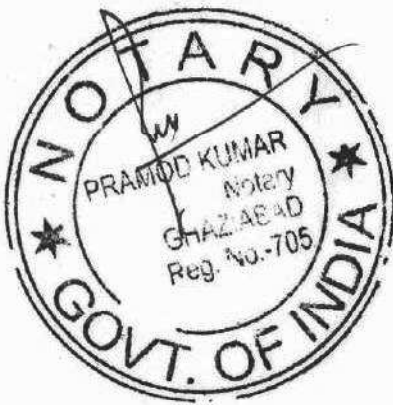
**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Ghaziabad** on this **29<sup>th</sup>** day of May, **2019**

For VOYAGE REAL ESTATE PRIVATE LIMITED

*Sovet*  
Director/Authorised Signatory  
Deponent



06 Date 29 MAY 2019 Affidavit of  
S/o Mr. K. B. Agarwal  
R/o 225  
Identified by Through Sr. [Signature]

ATTESTED  
29.5.2019  
PRAMOD KUMAR  
ADVOCATE NOTARY  
Ghaziabad (U.P.) India

# VOYAGE REAL ESTATE PRIVATE LIMITED

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF VOYAGE REAL ESTATE PRIVATE LIMITED ("COMPANY") HELD ON THURSDAY, THE 7<sup>TH</sup> DAY OF MARCH, 2019 AT 11.30 A.M. AT REGISTERED OFFICE OF THE COMPANY SITUATED AT 67, NAVYUG MARKET, GHAZIABAD-201003

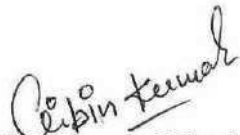
RESOLVED THAT any Director of the Company acting severally be and is hereby authorized to act as the authorized representative of the Company ("Authorised Representative") for the purpose of filings or replies or responses to the relevant authorities under the Real Estate (Regulation and Development) Act, 2016 ("RERA"), as may be in the best interest of the Company.

RESOLVED FURTHER THAT any Director of the Company acting severally, while so acting in his capacity as the Authorised Representative of the Company, be and is hereby also authorized in this respect to, file any application, declarations, undertakings, affidavits, statements, replies, counter replies, tender evidences both oral and documentary and further to appoint any advocate or advisors for the aforesaid purposes and in general to do all such acts and things as may be necessary or incidental thereto."

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of any one of the Directors of the Company."

**Certified True Copy**  
For Voyage Real Estate Private Limited

  
(Love Agrawal)  
Director  
DIN: 07221685  
Address: B-72, 2<sup>nd</sup> Floor, SF-B,  
Swarn Jayanti Puram,  
Ghaziabad – 201002

  
(Vipin Kumar Mittal)  
Director  
DIN: 00853640  
Address: H.No. 63,  
Moh Chah Dibba, Pilkhuwa  
Tehsil Hapur, Panchsheel Nagar,  
Hapur- 245101

Date: 7<sup>th</sup> March, 2019  
Place: Ghaziabad