



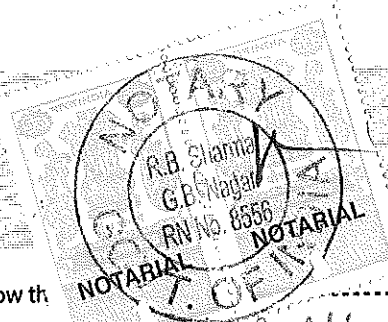
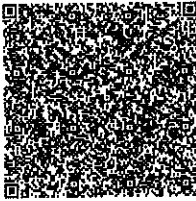
सत्यमेव जयते

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

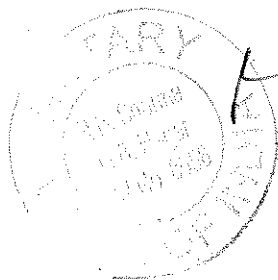
Certificate No.	: IN-UP55092989489353T
Certificate Issued Date	: 26-Mar-2021 03:33 PM
Account Reference	: NEWIMPACC (SV)/ up14012004/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401200497613785717668T
Purchased by	: ATS GRAND REALTORS PVT LTD
Description of Document	: Article 5 Agreement 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 (Ten only)



Please write or type below the

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

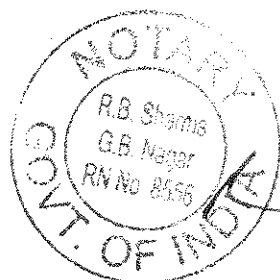
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

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 2nd 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 3rd day of Mar 21 

Director
Deponent



ATTESTED


RAMBIR SHARMA
Advocate Notary
(G.B. Nagar)

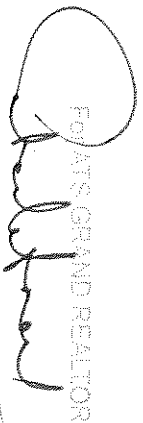
31 MAR 2021

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 ITCL (INDIA) 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 ITCL (INDIA) 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

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

74AD 061270

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

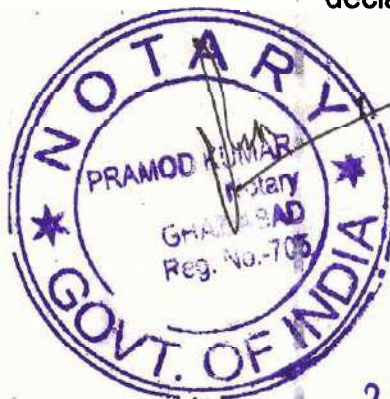
I, Love Agrawal, S/o Sh. Kunj Bihari Agrawal, R/o B-72, 2nd Floor, SF-B, Swarn Jayanti Puram, Ghaziabad – 201002, Director of Voyage Real Estate Private Limited (“Company”), a company incorporated under the Companies Act, 1956 and having its registered office at 67, Navyug Market Ghaziabad, Uttar Pradesh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

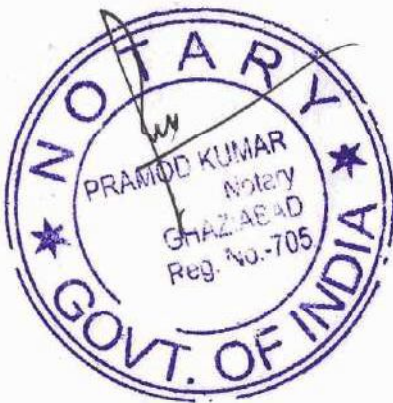
Verification

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 29th 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
[Signature]
29.5.2019
PRAMOD KUMAR
ADVOCATE NOTARY
Ghaziabad (U.P.) India

VOYAGE REAL ESTATE PRIVATE LIMITED


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 7TH 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, 2nd 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: 7th March, 2019
Place: Ghaziabad



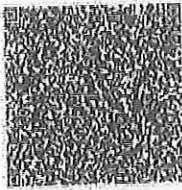
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Name Sunil Kumar Bhagat
Code UP14012004
Doc-32 Not a Mob-9963R23193

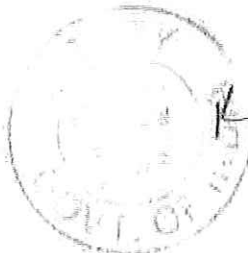
Certificate No.	: IN-UP55095440817187T
Certificate Issued Date	: 26-Mar-2021 03:34 PM
Account Reference	: NEWIMPACG (SV)/ up14012004/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401200497618594424820T
Purchased by	: ATS GRAND REALTORS PVT LTD
Description of Document	: Article 5 Agreement 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 (Ten only)



Please write or type below this line--

This stamp paper forms an integral part of
Affidavit declaration dated 31-03-2021

[Handwritten Signature]



Statutory Alert:

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

Form – RA1

Affidavit for Bank Accounts

To,

Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan
Kala Kankar House, Old Hyderabad, Lucknow-226007

Sub: Affidavit / Declaration for Bank Accounts of Project Floral Pathways.

I, Getamber Anand, director of ATS Grand Realtors Private Limited (“Promoter”) of the proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project Floral Pathways.

	Collection Account	Separate Account	Transaction Account
Name of Account	ATS Grand Realtors Pvt Ltd – Collection A/c Floral Pathways	ATS Grand Realtors Pvt Ltd – Separate A/c Floral Pathways	ATS Grand Realtors Pvt Ltd – RERA Trans A/c Floral Pathways
Account Number	777705190323	777705190322	777705190324
Bank Name	ICICI Bank Limited	ICICI Bank Limited	ICICI Bank Limited
Branch Name	Sector 18, Noida	Sector 18, Noida	Sector 18, Noida
Branch Address	ICICI Bank, K-1, Senior Mall, Sector 18, Noida, Uttar Pradesh - 201301	ICICI Bank, K-1, Senior Mall, Sector 18, Noida, Uttar Pradesh - 201301	ICICI Bank, K-1, Senior Mall, Sector 18, Noida, Uttar Pradesh - 201301
IFSC Code	ICIC0000031	ICIC0000031	ICIC0000031



ATS GRAND REALTORS PVT LTD
Getamber Anand

STATE GRAND REALTORS
[Signature]

Deponent Director

Verification

The Contents of my above Affidavit cum Declaration and the supporting documents are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Noida on this 31st date of March '21

STATE GRAND REALTORS PVT
[Signature]

Deponent Director



ATTESTED

[Signature]
RAMBIR SHARMA
Advocate's Office
(G.B. Nagar)

31 MAR 2021