

प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/76083/GBN/GAUTAM BUDDH NAGAR/20399/JD

दिनांक: 14-03-2023

प्रमाणित किया जाता है कि मैसर्स **ITHUMS 62** (भवन/प्रतिष्ठान का नाम) पता **A 46, SECTOR 62, NOIDA** तहसील - **SADAR** प्लाट एरिया **20000 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया - (वर्गमीटर), ब्लॉकों की संख्या **5** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER D	25	2	99.75 mt.
TOWER E	17	2	66.9 mt.
TOWER F	1	2	6 mt.
TOWER G	4	2	20.4 mt.
BLOCK H	5	2	24.900 mt.

है। भवन का अधिभोग मैसर्स **ITHUMS 62** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Business** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **ITHUMS 62** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : In view of the recommendation reports of cfo and fso. The NOC is being issued -All fire & safety arrangements shall be installed as per the fire and safety rule2-Final NOC must be received from fire department before start/occupy the building3-Fire & Safety arrangement to be made during the construction work as per the NBC-2016 & In future if any change is require in purposed drawing then resubmit the amended drawing for approval

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

Note : In view of the recommendation reports of cfo and fso. The NOC is being issued -All fire & safety arrangements shall be installed as per the fire and safety rule2-Final NOC must be received from fire department before start/occupy the building3-Fire & Safety arrangement to be made during the construction work as per the NBC-2016 & In future if any change is require in purposed drawing then resubmit the amended drawing for approval

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By
(AMAN SHARMA)

[6F3173ACF1282848601D36130C6B4188B05EE040]

22-03-2023

निर्गत किये जाने का दिनांक : 22-03-2023
स्थान : LUCKNOW

Form - RA-7**Confirmation of Standing Advice for Auto-Transfer Between RERA Project Accounts**

Date: 25.04.2026

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar Rd, Old Hyderabad,
Lucknow, Uttar Pradesh 226007

Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from Collection Account to Separate Account and Transaction Account of the Project and opening of the accounts accordingly

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three banks accounts have been opened by M/s HSL Software Private Limited for the project ITHUM'S 62, situated on Plot No. 46, Block A, in Sector 62, District-Gautam Budh Nagar, Uttar Pradesh -201309, in our bank branch with the following details:

Address of the branch: Sector 62, Noida, Ground Floor, Office No/ 1, Tower A, Lobe -05, Plot No/ A-41, The Corenthum, Sector 62, Noida 201301
IFSC code: UTIB0000723
Phone number with STD code: +91- 9582807232
E-mail of the branch: sector62noida.operationshead@axisbank.com

We hereby also confirm the receipt of following standing advice given by the promoter with respect to three banks accounts -

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.
2. The nomenclature of the three bank accounts is as follows:

Account Type	A/c Number	Name of Account
COLLECTION ACCOUNT	922020012930077	HSL SOFTWARE PRIVATE LIMITED- COLLECTION ACCOUNT FOR ITHUM S 62
SEPARATE ACCOUNT	922020012821568	HSL SOFTWARE PRIVATE LIMITED- SEPARATE ACCOUNT FOR ITHUM S 62
TRANSACTION ACCOUNT	922020013199868	HSL SOFTWARE PRIVATE LIMITED- TRANSACTION ACCOUNT FOR ITHUM S 62



3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque book, debit card and/or net banking facility, issuance of demand draft, bank guarantee etc. shall not be provided for the Collection Account and Separate Account.
5. Withdrawal/transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer, and Chartered Account certificates given by the promoter

This is to confirm that the accounts as opened by the promoter M/s HSL SOFTWARE PRIVATE LIMITED for the project ITHUM'S 62, situated on Plot No. 46, Block A, in Sector 62, District-Gautam Budh Nagar, Uttar Pradesh -201309, shall be operated as per above standing advice given by the promoter.

Yours faithfully,

Signature of the Concerned Branch Manager

Name and Signature number of the Concerned Branch Manager

Seal of the concerned bank branch/ Branch Manager

For AXIS BANK LTD.

Ratandeep Singh Kainth
 Authorised Signatory

Ratandeep Singh Kainth
 VP & Branch Head
 Emp. No. 7401, SS No. 3051
 AXIS BANK LTD



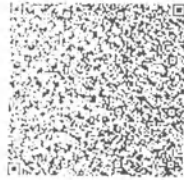


Government of Uttar Pradesh

e-Stamp

Signature
Acc Name KULJESH
Acc Address
Noida, UP
Code-UP14017204
99588587

Certificate No. : IN-UP28266004963811Y
 Certificate Issued Date : 25-Apr-2026 02:11 PM
 Account Reference : NEWIMPACC (SV)/ up14017204/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401720451465909247903Y
 Purchased by : HSL SOFTWARE PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HSL SOFTWARE PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : HSL SOFTWARE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



THIS STAMP PAPER IS AN INTEGRAL PART OF FORM 'B' (AFFIDAVIT CUM DECLARATION) EXECUTED BY SHRI. SANDEEP SAHNI, DIRECTOR M/S HSL SOFTWARE PRIVATE LIMITED



25 APR 2026

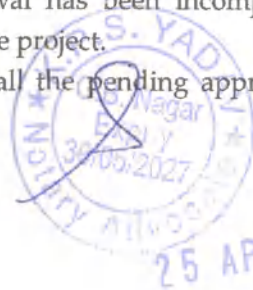
FORM 'B'
(AFFIDAVIT CUM DECLARATION)

Affidavit cum Declaration of Shri. Sandeep Sahni, Director, M/s HSL Software Private Limited, Promoters of the project "Ithum's 62 (Formerly Bizlife)", situated on Plot No. 46, Block A, Sector 62, District Gautam Budh Nagar, Uttar Pradesh -201309, do hereby solemnly declare, undertake and state as under:

1. That promoter M/s HSL Software Private Limited has a legal title to the land on which the development of the project is proposed
2. That the particulars of encumbrances in respect of the project land, including details of any rights, title, interest, or claim of any person or party therein or thereover, are set out herein:

Name of Lender	Aditya Birla Capital Limited
Date of Borrowing	29.03.2025
Amount Sanctioned	Rs. 20,00,00,000/- (INR Twenty Crores Only)
Amount Disbursed	Rs. 20,00,00,000/- (INR Twenty Crores Only)
Outstanding Amount as on date of the Affidavit.	Rs. 18,61,18,065/- (INR Eighteen Crores Sixty One Lakhs Eighteen Thousand and Sixty Five Only)
Details of Project Assets given as Mortgage / Security	Primarily Equitable Mortgage on Ithums 62, Plot No – 46, Sushil Marg, Block A, Industrial Area, Sector 62, Noida, Uttar Pradesh 201309

3. That the time period within which the project shall be completed by me/promoter is by 31.12.2028.
4. That seventy per cent of the amounts realised by me/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.
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 I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.



25 APR 2026



9. That I / promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



Verification

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

Verified by me at NOIDA on this day of 25th April 2026.



ATTESTED
K.P.S. YADAV
NOTARY PUBLIC
Reg. No.-4123

25 APR 2026

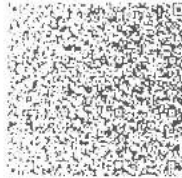


Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP28269753336774Y
 Certificate Issued Date : 25-Apr-2026 02:12 PM
 Account Reference : NEWIMPACC (SV)/ up14017204/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401720451461915909902Y
 Purchased by : HSL SOFTWARE PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HSL SOFTWARE PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : HSL SOFTWARE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

Signature: _____
 Acc Name: K.P.S. YADAV
 Acc Address: G.B. Nagar, Noida, U.P.
 Metro ID: 995858588

**Form RA-1****Affidavit for Bank Accounts of Project**

To,
 The Secretary,
 Uttar Pradesh Real Estate Regulatory Authority
 Headquarter Lucknow,
 Naveen Bhavan, Rajya Niyojan Sansthan,
 Kala Kankar Rd, Old Hyderabad,
 Lucknow, Uttar Pradesh 226007

Subject: Affidavit / Declaration for Bank Accounts for the Project "Ithum's 62 (Formerly Bizlife)", situated on Plot No. A-46 in Sector 62, District Gautam Budh Nagar, Uttar Pradesh -201309



25 APR 2026

I, Sandeep Sahni, Director, M/s HSL Software Private Limited, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project "Ithum's 62 (Formerly Bizlife)", situated on Plot No. 46, Block A, Sector 62, District Gautam Budh Nagar, Uttar Pradesh -201309.

I undertake that I have given written standing advice to the undermentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from allottees in collection account from time to time to the project separate account and not more than 30 percent to the transaction account of the project.

Sr. No.	Details	Collection Amount	Separate Account	Transaction Account
1.	Name of Account	HSL SOFTWARE PRIVATE LIMITED-COLLECTION ACCOUNT FOR ITHUM S 62	HSL SOFTWARE PRIVATE LIMITED- SEPARATE ACCOUNT FOR ITHUM S 62	HSL SOFTWARE PRIVATE LIMITED-TRANSACTION ACCOUNT FOR ITHUM S 62
2.	Account Number	922020012930077	922020012821568	922020013199868
3.	Bank Name	Axis Bank	Axis Bank	Axis Bank
4.	Branch Name	Axis Bank Branch, Sector 62, Noida	Axis Bank Branch, Sector 62, Noida	Axis Bank Branch, Sector 62, Noida
5.	Branch Address	Sector 62, Noida, Ground Floor, Office No/ 1, Tower A, Lobe -05, Plot No/ A-41, The Corenthum, Sector 62, Noida 201301	Sector 62, Noida, Ground Floor, Office No/ 1, Tower A, Lobe -05, Plot No/ A-41, The Corenthum, Sector 62, Noida 201301	Sector 62, Noida, Ground Floor, Office No/ 1, Tower A, Lobe -05, Plot No/ A-41, The Corenthum, Sector 62, Noida 201301
6.	IFSC Code	UTIB0000723	UTIB0000723	UTIB0000723
7.	Branch email ID	sector62noida.operationshead@axisbank.com	sector62noida.operationshead@axisbank.com	sector62noida.operationshead@axisbank.com
8.	Branch phone no.	+91- 9582807232	+91- 9582807232	+91- 9582807232

I also undertake that any secured/ unsecured project finance availed for the project will be deposited in the separate account only.



VERIFICATION

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at NOIDA on this day of 25th April 2026.





Government of Uttar Pradesh

e-Stamp

Signature
Acc Name KULDEEP YADAV Acc Code-UP14017204
Acc Address A Block, Sector-63, Noida, Opi
Metro Pillar No. 0956985898

Certificate No. : IN-UP28268598345421Y
 Certificate Issued Date : 25-Apr-2026 02:11 PM
 Account Reference : NEWIMPACC (SV)/ up14017204/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401720451463683101083Y
 Purchased by : HSL SOFTWARE PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HSL SOFTWARE PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : HSL SOFTWARE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Form - RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,
The Secretary,
 Uttar Pradesh Real Estate Regulatory Authority
 Headquarter Lucknow,
 Naveen Bhavan, Rajya Niyojan Sansthan,
 Kala Kankar Rd, Old Hyderabad, Lucknow, Uttar Pradesh 226007

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project "Ithum's 62 (Formerly Bizlife)", situated on Plot No. A-46 in Sector 62, District-Gautam Budh Nagar, Uttar Pradesh -201309



25 APR 2026

1. I, Sandeep Sahni, Director, M/s HSL Software Private Limited, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured / unsecured) have been availed for project "Ithum's 62 (Formerly Bizlife)", situated on Plot No. 46, Block A, Sector 62, District Gautam Budh Nagar, Uttar Pradesh - 201309.

DETAILS		
a.	Name of Lender	Aditya Birla Capital Limited
b.	Address of Lender's Office / Branch	2nd Floor, Hansalaya Building, No 15, Barakhamba Rd, Connaught Place, New Delhi, Delhi 110001
c.	Date of Borrowing	29.03.2025
d.	Amount Sanctioned	Rs. 20,00,00,000/- (INR Twenty Crores Only)
e.	Amount Disbursed	Rs. 20,00,00,000/- (INR Twenty Crores Only)
f.	Outstanding Amount as on date of the Affidavit.	Rs. 18,61,18,065/- (INR Eighteen Crores Sixty One Lakhs Eighteen Thousand and Sixty Five Only)
g.	Details of Project Assets given as Mortgage / Security	Primarily Equitable Mortgage on Ithums 62, Plot No - 46, Sushil Marg, Block A, Industrial Area, Sector 62, Noida, Uttar Pradesh 201309

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (UDIN No. 26521383MMLDEX3118) Saurabh Jain, C/o SG Jain & Company, membership no. 521383 certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA, is enclosed with this affidavit.
4. I confirm that the certificate issued by the lending bank/ institution namely, Aditya Birla Capital Limited, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

Verification

The Contents of this Affidavit cum Declaration are true and correct, and nothing material has been concealed by me therefrom.

Verified by me at NOIDA on this day of 25th April 2026.





CERTIFICATE

As per the information and explanation given and based on the records produced before us, we hereby certify that **M/s. HSL Software Private Limited** has received a disbursement of Rs. 20 Crores from Aditya Birla Capital Limited (formerly known as Aditya Birla Finance Limited) for the project **i-thum's 62 (Formerly Bizlife)** situated on Plot No. A-46, Sushil Marg, Block A, Industrial Area, Sector-62, Noida, District Gautam Buddha Nagar, Uttar Pradesh- 201309. Below is the table showing details of disbursement and utilization of funds for the project.

<u>Particulars</u>	<u>Amount in Crores (Rs.)</u>
Apportioned Loan Disbursement	20.00
<u>Loan Utilization Details</u>	
Paid to Noida Authority towards FAR payment	12.45
GST paid on FAR under reverse charge	2.24
Paid towards Construction of the project.	5.31
Total Utilization	20.00

This certificate has been issued at the specific request of **M/s. HSL Software Private Limited**, having its registered office at No. 204, S/F PH Complex, 65 Vijay Block Laxmi Nagar, New Delhi-110092, enabling them to submit the same to Uttar Pradesh Real Estate Development Authority for the project **i-thum's 62 (Formerly Bizlife)**.

For SG Jain & Company
Chartered Accountants

SAURA Digitally signed
by SAURABH
JAIN
BH JAIN Date: 2026.04.25
15:27:58 +05'30'

Saurabh Jain, FCA
M No. 521383
FRN No. 027206N
Place: Noida
Date: 25-04-2026

UDIN 26521383MMLDEX3118

Date: 25.04.2026

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

Subject: Sanction Letter No. ABF/INSTI/MAR25/N0059, ABF/INSTI/MAR25/N0060 dated 29.02.2025. (hereinafter referred to as '**Credit Facility**')

This is in reference to the credit facility sanctioned for the Project "Ithums 62," situated at Plot No. 46, Sushil Marg, Block A, Industrial Area, Sector 62, Noida, Uttar Pradesh 201309.

We have sanctioned a Loan under the captioned Sanction Letter for a total amount of Rs. 20,00,00,000/- (INR Twenty Crores Only) to M/s HSL SOFTWARE PRIVATE LIMITED.

We hereby confirm that the Loan/Credit Facility for Project Ithum's 62 FAR has been sanctioned and disbursed on the security over the above – mentioned property by way of equitable mortgage among other securities, and the value of the security is as per the company guidelines.

This confirmation is issued at the request of M/s HSL SOFTWARE PRIVATE LIMITED as required under para 10(ii) of the Project Account Directions issued by U.P. RERA.

Yours Sincerely
For M/s Aditya Birla Capital Limited



Authorized Signatory

Aditya Birla Capital Limited

2nd Floor, Hansalaya Building, Situated at 15, Barakhamba Road,
Connaught Place, New Delhi - 110 001.

Tel: +91 22 6723 9101 | abc.secretarial@adityabirlacapital.com | www.adityabirlacapital.com

For customer care and other queries : care.finance@adityabirlacapital.com

Toll-free no.: 1800-270-7000

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat – 362 266

Tel: +91 28762 43257

CIN: L64920GJ2007PLC058890