

उत्तर प्रदेश UTTAR PRADESH

77AD 079306

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, **Tanya Arora, Director of ATS Grand Realtors Private Limited ("Promoter")**, of the
proposed Project ATS Khyber Range do hereby solemnly declare, undertake and state as
under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out proposed 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 on or over such land, along with details are uploaded on to the UP RERA website at the time of registration.
3. That the time period within which the project shall be completed by me/promoter is 60 Months from the project start date.

For ATS Grand Realtors Pvt. Ltd

Tanya Arora
Auth: Signatory/Director

Auth. Signature

for VLS Grand Realtors

नरेश कुमार शर्मा
तारीख 88-31-03-20
पंजीकृत कार्यालय नरेश
15.03.20

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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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 the promoter shall take all the pending approvals 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.
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.
11. I declare that the PAN card, Aadhar number/CIN number uploaded on website is correct and both are of promoter. 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 ATS Grand Realtors Pvt. Ltd.

Deponent

Auth: Signatory/Director

Verification

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

For ATS Grand Realtors Pvt. Ltd.

Deponent

Auth: Signatory/Director

Verified by me at NOIDA on this 07th day of March 2019

ATTESTED
YOGENDRA SINGH
NOTARY NOIDA
G.B. Nagar (U.P.) INDIA



12 MAR 2019

ATS GRAND REALTORS PRIVATE LIMITED

(Formerly known as ATS Wishtown Private Limited)

Regd. Off.: 711/92, Deepali, Nehru Place, New Delhi – 110 019

CIN: U45309DL2016PTC298247; Ph.0120-7111500

Email: compliances@atsgreens.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF ATS GRAND REALTORS PRIVATE LIMITED ("COMPANY") HELD ON FRIDAY, 08th DAY OF FEBRUARY, 2019 AT 07.30 P.M. AT ATS TOWER, PLOT NO. 16, SECTOR-135, NOIDA – 201301

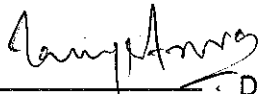
"RESOLVED THAT anyone of the Directors of the Company and Mr. Tika Singh Rawat (PAN-APAPR0617R) Authorised Signatory of the Company, acting severally, be and are hereby authorized to act as the authorized representative of the Company ("Authorised Representative") for the purpose of filings or replies 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 anyone of the Directors of the Company and Mr. Tika Singh Rawat (PAN-APAPR0617R) Authorised Signatory of the Company, acting severally, while so acting in his capacity as the Authorised Representative of the Company, be and are hereby 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."

Certified True Copy

For ATS Grand Realtors Private Limited

ATS GRAND REALTORS PVT. LTD.



Director

Tanya Arora

Director

DIN – 07259837

**Add: Flat No 14A, Tower X, Meghdutam Society, Sector50,
Noida, Gautam Buddha Nagar, Uttar Pradesh-201301**

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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

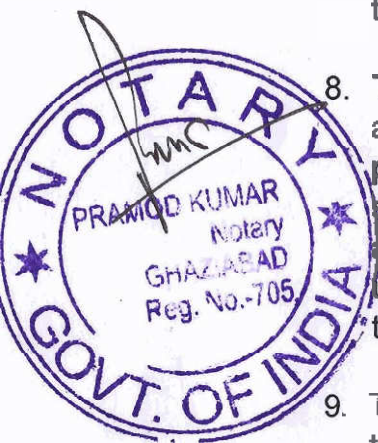
For VOYAGE REAL ESTATE PRIVATE LIMITED

Savet
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


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

Sorot
Deponent / Authorised Signatory

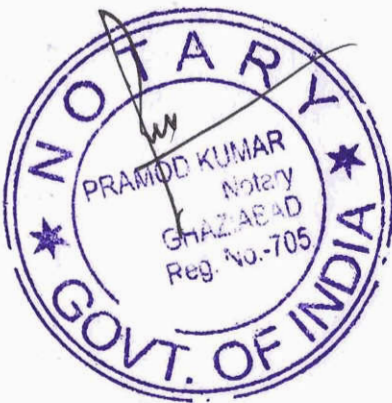
Verification

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

Sorot
Director / Authorised Signatory
Deponent



06 29 MAY 2019
Date _____
Affidavit of _____
S/o _____
S/o W/o _____
R/o _____
Identified by Through Sr. _____
ATTESTED
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.

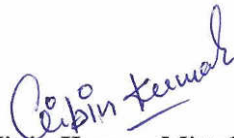
RESOLVED FURTHER THAT any Director of the Company acting severally, while so acting in his capacity as the Authorised Representative of the Company, be and is hereby also authorized in this respect to, file any application, declarations, undertakings, affidavits, statements, replies, counter replies, 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