



INDIA NON JUDICIAL



IN-UP72126951939228X

Government of Uttar Pradesh

e-Stamp

Signature

Krishna

Certificate No.

IN-UP72126951939228X

Certificate Issued Date

29-Jan-2025 03:44 PM

Account Reference

NEWIMPACC (SV)/ up14016804/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1401680441329862530481X

Purchased by

ATS REALTY PRIVATE LIMITED

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

ATS REALTY PRIVATE LIMITED

Second Party

Not Applicable

Stamp Duty Paid By

ATS REALTY PRIVATE LIMITED

Stamp Duty Amount(Rs.)

100

(One Hundred only)



IN-UP72126951939228X

Please write or type below this line

This stamp paper forms an integral part of the Affidavit cum Declaration executed on behalf of m/s. ATS Realty Private Limited on 29th January, 2025.

Atul

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.

FORM B

[See Rule 3(4)]

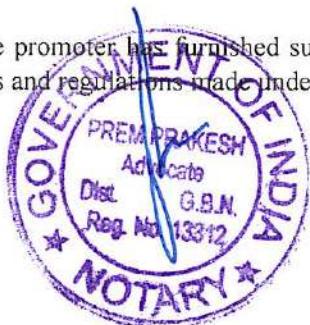
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Ramesh Kumar Mishra**, Director of **ATS Realty Private Limited** ("Promoter"), for the proposed project "**Province D Olympia**", duly authorized by the promoter vide their authorization dated **10th October 2024**.

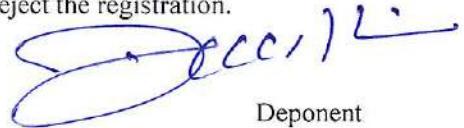
I, Ramesh Kumar Mishra, Director of **ATS Realty Private Limited** ("Promoter"), do hereby solemnly declare, undertake and state as under:

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 the promoter is March 2028.
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.



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 29th day of January 2025.



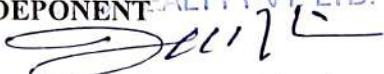
Deponent



Attested
PREM PRAKASH
Notary Public
(G.B.Nagar)

29 JAN 2025

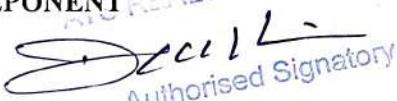
3. That I confirm that we have received the Permission to Mortgage (PTM) for the project on 27th February 2025.
4. That the necessary documentation for the charge modification is currently under process.
5. That ATS Realty Private Limited assures that the charges specified as Charge No. 1 for an amount of Rupees 125 Crores and Charge No. 2 for an amount of 100 Crores, as mentioned in the Charge Report, will be modified in accordance with the process outlined within fifteen (15) working days from the date of this affidavit.
6. That after modification of Charges ATS Realty Private Limited will submit the revised/fresh Encumbrance certificate.

DEPONENT

Authorised Signatory
ATS REALTY PRIVATE LIMITED

VERIFICATION

I, the above-named deponent, do hereby solemnly verify that the contents of my foregoing affidavit are true and correct to the best of my knowledge and no part of it is false or incorrect and nothing material has been concealed therefrom.

Verified by me at Noida on this 12th day of March 2025.

DEPONENT

Authorised Signatory
ATS REALTY PRIVATE LIMITED



ATTESTED

Munendra Kumar Shishodia
Notary Advocate
Reg. No-13478

12 MAR 2025

3. That the CA certificate submitted to UPRERA for the balance as on 27th January 2025 confirms the balance amount of 7.27 Crores in the Current Account as per the financial records of the company.
4. That we assure upon receipt of UPRERA Registration balance amount mentioned above that is 7.27 Crores will be deposited in separate Bank Account of Project "Province D Olympia" having Bank Account Titled: ARPL SEP BANK AC FOR PROVINCE D OLYMPIA (Account No. : 99989292704211)

DEPONENT *[Signature]*
Authorised Signatory
ATS REALTY PRIVATE LIMITED

VERIFICATION

I, the above-named deponent, do hereby solemnly verify that the contents of my foregoing affidavit are true and correct to the best of my knowledge and no part of it is false or incorrect and nothing material has been concealed therefrom.

Verified by me at Noida on this 12th day of March 2025.

DEPONENT *[Signature]*
Authorised Signatory
ATS REALTY PRIVATE LIMITED



ATTESTED
[Signature]
Munendra Kumar Shishodia
Notary Advocate
Reg. No. 13478

12 MAR 2025



INDIA NON JUDICIAL



Government of Uttar Pradesh

e-Stamp

IN-UP44844032477614X

Certificate No.

IN-UP44844032477614X

Certificate Issued Date

17-Mar-2025 11:35 AM

Account Reference

NEWIMPACC (SV)/ up14007704/ NOIDA/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1400770486887498101882X

Purchased by

ATS REALTY PVT LTD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

ATS REALTY PVT LTD

Second Party

UP RERA

Stamp Duty Paid By

ATS REALTY PVT LTD

Stamp Duty Amount(Rs.)

101
(One Hundred And One only)

सत्यमेव जयते



Please write on the stamp

**BEFORE THE HON'BLE UTTAR PRADESH REGULATORY AUTHORITY,
LUCKNOW, UTTAR PRADESH**

AFFIDAVIT

I, Ramesh Mishra S/O Vidya Nath Mishra aged about 49 years Director of ATS REALTY PRIVATE LIMITED available at 711/92, Deepali, Nehru Place, New Delhi, 110019, do here by solemnly affirm and state that:

- That I am the Director/Authorized Signatory of the ATS Realty Private Limited and being fully conversant with the facts and contents of the Charge Report for the Project "Province D Olympia" Application ID – ID1431905.
- That I am competent to swear this affidavit on behalf of ATS Realty Private Limited, having full knowledge of the facts contained herein.
- That the CA certificate submitted on 16th March 2025 to UPRERA confirms that the amount of 4.01 Crores incurred towards the expenses, which are not eligible from separate account.

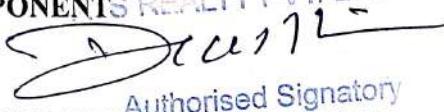


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Dec/1
Authorised Signatory

4. That the amount mentioned above that is 4.01 Crores will be deposited in separate Bank Account of Project "Province D Olympia" having **Bank Account Titled: ARPL SEP BANK AC FOR PROVINCE D OLYMPIA (Account No. : 99989292704211)**, Once UPRERA registration is granted.
5. That the total amount of 7.27 Crores balance available in our bank account & 4.01 crore incurred towards ineligible expenses total amounted to 11.28 Crores will be deposited in separate Bank Account of Project "Province D Olympia" having **Bank Account Titled: ARPL SEP BANK AC FOR PROVINCE D OLYMPIA (Account No. : 99989292704211)**, Once UPRERA registration is granted.

DEPONENTS REALTY PVT. LTD.

Authorised Signatory
ATS REALTY PRIVATE LIMITED

VERIFICATION

I, the above-named deponent, do hereby solemnly verify that the contents of my foregoing affidavit are true and correct to the best of my knowledge and no part of it is false or incorrect and nothing material has been concealed therefrom.

Verified by me at Noida on this 17th day of March 2025.

DEPONENT ATS REALTY PVT. LTD.

Authorised Signatory
ATS REALTY PRIVATE LIMITED



ATTESTED

Munendra Kumar Shishodia
Notary Advocate
Reg. No. 13478

17 MAR 2025