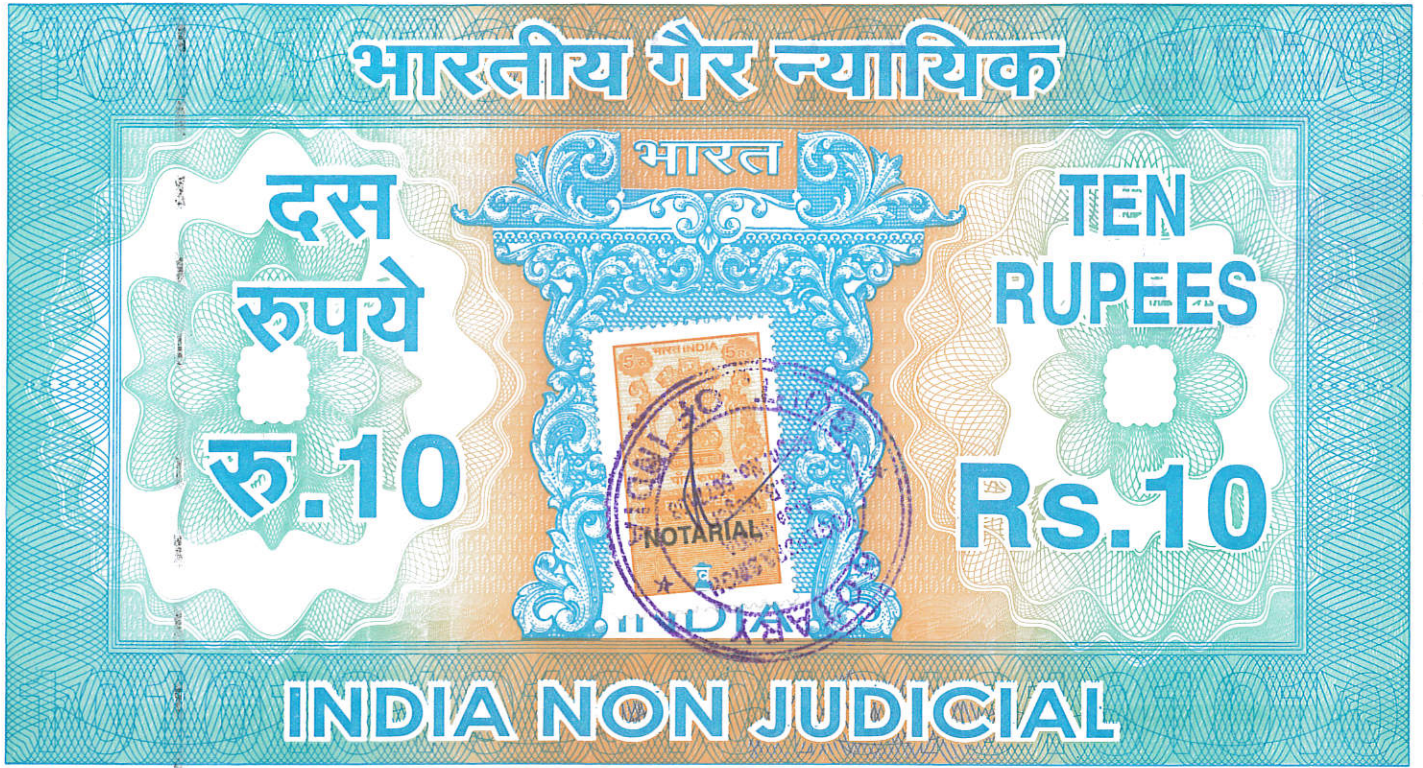




उत्तर प्रदेश UTTAR PRADESH

77AD 077443

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 **ATTS Grand Realtors Private Limited** ("Promoter"), of the
proposed project **ATTS Destinaire** 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 84 Months from the project start date.

Tanya Arora
Director

For **ATTS GRAND REALTORS PVT. LTD.**

क्रम सं० 183 दिनांक 25 FEB 2019

स्टाम्प क्रय करने का प्रायोजन.....
स्टाम्प क्रेता का नाम व पता.....
स्टाम्प की धनराशी.....

[Handwritten signatures and initials]

नरेश कुमार स्टाम्प विक्रेता

ला० नं० 88 अवधि-31-03-20

उपनिबन्धक कार्यालय नौएडा

निकय सीमा 15,000/-

CHARTERED

Director

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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Verification

For ATS GRAND REALTORS PVT. LTD.
[Signature]
Deponent
Director

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.

Verified by me at NOIDA on this 11th day of June 2019

[Signature]
Deponent
Director

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; Fax 0120-7111550 ;Email: compliances@atsgreens.com

EXTRACT OF BOARD RESOLUTION PASSED IN THE BOARD MEETING OF ATS GRAND REALTORS PRIVATE LIMITED (FORMERLY KNOWN AS ATS WISHTOWN PRIVATE LIMITED) ("COMPANY") HELD ON MONDAY ON 29TH DAY OF APRIL, 2019 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 711/92, DEEPALI, NEHRU PLACE, NEW DELHI - 110019

"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 representative of the Company, acting severally, 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

ATS GRAND REALTORS PRIVATE LIMITED

For ATS Grand Realtors Private Limited



Getamber Anand

Director

Director

DIN: 00120610

Add: C-226, Sector-44 Noida Gautam Buddha Nagar
201301 UP IN

For ATS Grand Realtors Private Limited



Director

Tanya Arora

Director

DIN: 07259837

Add: Flat No. 14-A, Tower X, Meghdutam
Society, Sector-50, Noida – 201301



उत्तर प्रदेश UTTAR PRADESH

ES 947739

FORM B

[See Rule 3(4)]

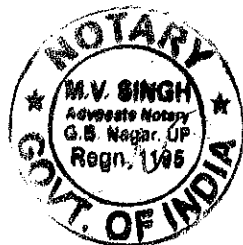
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum Declaration

I, Pratap Singh Rathi, Director of Starcity Buildcon Private Limited ("Co-Promoter"), a company incorporated under the Companies Act, 1956 and having its registered office at 7th floor, Plot No-01B Sector-126 Noida, Gautam Buddha Nagar UP 201303 IN

do hereby solemnly declare, undertake and state as under:

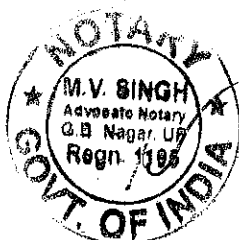
1. That the Company has a legal title to the contiguous land parcel ad-measuring 33400.340 Sqmt.. (approximately) situated at Plot No GH-14 Sector-01, Greater Noida on which the development of the proposed project 'ATS Destinaire' is to be carried out by ATS Grand Realtors Private Limited, a company 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.



Starcity Buildcon Pvt. Ltd.

Pratap
Director

2. The Company has granted entire development and marketing rights of the project to be developed on the Said Land in favour of 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 84 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.
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.



Starcity Buildcon Pvt. Ltd.

Pratap
Director

Starcity Buildcon Pvt. Ltd.

Pratap
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 _____ day of _____, 2019

Starcity Buildcon Pvt. Ltd.

Pratap
Director
Deponent



ATTESTED
M.V. SINGH
ADVOCATE NOTARY
NOIDA, G.B. NAGAR, U.P.
22 APR 2019

STARCITY BUILDCON PRIVATE LIMITED

BOARD RESOLUTION

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF STARCITY BUILDCON PRIVATE LIMITED HELD ON FRIDAY, 5TH DAY OF APRIL, 2019 AT THE REGISTERED OFFICE OF THE COMPANY AT 7TH FLOOR, PLOT NO.01B, SECTOR-126, NOIDA, GAUTAM BUDH NAGAR-201303, UP AT 12:30 PM.

AUTHORISATION FOR RERA REGISTRATION

The Chairman of the meeting informed the Board that to comply with the formalities of Real Estate (Regulation and Development) Act, 2016 (RERA), the Company needs to authorize one of the Directors for registration under RERA.

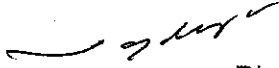
The Board considered the matter and passed the following resolution unanimously:

"RESOLVED THAT Mr. Pratap Singh Rathi, 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 Mr. Pratap Singh Rathi, Director of the Company, acting severally, while so acting in his capacity as the Authorised Representative of the Company, be and is 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."

For STARCITY BUILDCON PRIVATE LIMITED

Starcity Buildcon Pvt. Ltd.


Director

Director

Jagdeep Singh Gill

01599882

A-300, Surya Nagar,
Ghaziabad-201011, UP

STARCITY BUILDCON PRIVATE LIMITED

REGD.OFFICE: 7th Floor, Plot No.01/B, Sector-126, Noida, Gautam Budh Nagar, UP - 201303

T: 0120-2487200 / 300 / 400 / 500 • E: secretarial@acegroupindia.com