



SHUBHAM GOEL & ASSOCIATES

CHARTERED ACCOUNTANTS

Address: F-10, Shree Jee Complex, Sharma Market, Harola, Sector-5,
Noida, U.P.-201301

Annexure 3: Chartered Accountant's Certificate (form-REG-3) Part A

(To be submitted at the of Registration of Project, Withdrawal of Money from Separate Accounts and Submission of Quarterly Progress Report)

No. 2025/ATS/04

Date:- 15th Mar,25

Information as On 27th Jan,2025

Subject: Certificate of amount incurred on Province D Olympia for Acquisition and Development of land or/and Constrution of 603 Plots situate on Plot No.TS-02A, Sector 22D at Yamuna Expressway, Gautam Budh Nagar, demarcated by its boundaries (latitude and Longitude of the end-points) to the North, to the South, to the East to the West of Village Tehsil Sadar, Competent Authority/Development Authority Yamuna Expressway Industrial Development Authority, PIN 201301, admeasuring 2,54,287.21 Sq. Mtr Area, being developed by ATS Realty Pvt Ltd and CIN U70200DL2012PTC240824, having Separate A/c No. 99989292704211 with HDFC Bank Ltd.

PART - A

S.No.	Particulars	Rs. In lacs Total Estimated Cost	Rs. In lacs Amount incurred till last Quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till Now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal cost on land transaction				
	(a.1) For Project Estimation Purpose				
	i- In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of Application of registration in UP RERA, whichever is higher.	68,572.00			
	ii- In case of Acquisition through, joint development agreement with landowner, the consideration specified in the joint development agreement or the DM Circle Rate of the date of application of registration in UP RERA, Whichever is Higher.	-			
	iii- In case of, inherited/gifted/ through will, the cost of land shall be as per the DM Circle rate on the date of application of registration of Project in UP RERA.	-			
	TOTAL OF LAND COST -For Project Estimate Purpose	68,572.00			
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i- In case of acquisition through purchase, the actual purchase price will be considered.	68,572.00	22,165.00	-	22,165.00
	ii- In case of Acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner.	-	-	-	-
	iii- In case of, inherited/gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
	TOTAL OF LAND COST - For % completion and Withdrawal Purpose	68,572.00	22,165.00	-	22,165.00
	(b) amount payable to obtain development rights, additional FAR and/or any other work under the Provisions of local Authority or State Government or Statutory Authority, If Any;				



	(c) amount payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charge, registration fees etc. (if not included in para (a) above)	-	-	-	-
	(d) Interest (Other than penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan/borrowing provided such loan/ Borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s)-this interest amount will be restricted at State Bank Of India- Marginal cost of fund based lending Rate (SBI - MCLR) providing such loan has been Utilized for purchase of land c) paid to the land Competent Authority for Acquisition of land	9,034.00	203.94	-	203.94
	TOTAL OF LAND COST				
1A	For Project Estimation Purpose i.e. a. 1+b+c+d	77,606.00			
1B	For Withdrawal purpose i.e. 2+b+c+d	77,606.00	22,368.94	-	22,368.94
2	Project Clearance Fees				
	(a) Fees paid to RERA	15.00	-	-	-
	(b) Fees paid to Local Authority	840.00	0.10	-	0.10
	(c) Consultant/Architect Fees (Directly attributable to project)	340.00	28.08	2.60	30.68
	(d) and other (Specify)	-	-	-	-
	TOTAL OF FEES PAID	1,195.00	28.18	2.60	30.78
3A	Cost of Construction and Development				
	(a) Cost of Services (water, electricity to construction site), Site Overheads,	985.00	2.06	-	2.06
	(b) Depreciation Cost of Machinery and equipment purchased, or hired and Maintenance costs, Consumable etc., (so long as these costs are directly incurred in the construction of the concerned Project)	135.00	-	-	-
	(c) Cost of materials actually Purchased	9,046.00	-	-	-
	(d) Cost of salary and Wages(Excluding cost of salaries of employees of the company not directly attached to Project).	800.00	-	-	-
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	10,966.00	2.06	-	2.06
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the Latest Engineer's Certificate i.e. REG-2)	10,966.00	30.14	2.60	32.74
3C	Total Construction and Development Cost (Lower of 3A and 3B)	10,966.00	2.06	-	2.06
3D	Interest on loan /borrowing (other than penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: (a) paid to Financial Institution, Scheduled Banks, NBFC and (b) paid on unsecured Loan (s)- this interest amount will be restricted at State Bank Of India- marginal Cost of fund based lending Rate (SBI- MCLR)"	-	-	-	-
3E	Total Construction and Development Cost (S No. 3C+S No. 3D)	10,966.00	2.06	-	2.06
4	TOTAL COST OF PROJECT				
4A	For Withdrawal purpose (S No. 1A, S No. 2+ S No. 3E)	89,767.00			
4B	For % completion of the project and withdrawal purpose (S No. 1B +S No. 2+ S No. 3E)	89,767.00	22,399.18	2.60	22,401.78
5	Percentage completion of Construction & Development Work Completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2/ Amount in Row 3 of REG-2)* 100				0.29
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col 6 of S No. 4B / Col. 3 of S No. 4B)			0.25	



7	Total amount received from allottees till date since inception of the Project	-
8	70% Amount to be Deposited in Separate Account (70% * S No. 7)	-
9	Loan Sanctioned for the project till date (secured and unsecured both)	25,229.50
10	Loan disbursed for the project till date (secured and unsecured both)	23,530.00
11	Interest on deposits (flexi facility) credited to the Separate account	-
12	Total amount to be Credited in the Separate Account till date (S No. 8+ S No. 10+ S No. 11)	23,530.00
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4b * S No. 6)	22,401.78
14	70% of the principal amount refunded on account of Cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier) (The CA will necessarily ensure that unit stand cancelled and if the 70% of the principal amount is to be refunded , the details shall be given in Part B of this Certificate)	-
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realized till date but not deposited in the Separate Account & the Amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	-
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	23,530.00
17	Actual Balance available in Separate A/c as on date	727.00
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	22,803.00
19	Eligibility for withdrawal (i.e.the amount that can be withdrawn) form the Separate A/c (Minimum of S No. 17 and (S No. 13 +S No. 14 - S No.15))	22,401.78
20	Amount to be directly paid to the vendors / billers/Contractors/Allottees (in case of Refund as per S No. 15 Above as per Part B of this certificate	-
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S no. 20)	22,401.78

This certificate is being issued on specific request of M/s ATS Realty Pvt Ltd for UP RERA compliance. The certification is based on the information and record produced before us/me and is true to the best of our/my knowledge and belief.

Note - 1: Separate A/c denotes current A/c -

Note - 2: Due to revised estimates, project cost has been declined to Rs. 897.67 crs as there is a gap of 4.01 crs in an amount spent vs eligible amount. The same has been incurred on an expenses, which are not eligible from separate account. Hence need to be re-deposit into separate account upon receiving of RERA Registration.

Note -3: We report that the land parcel for this project has been mortgaged in other project/for loans/borrowings for other purpose also

Signature of Chartered Accountant with seal

CA Shubham Goel

M No. 418995

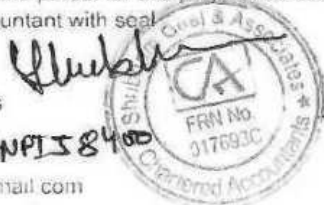
Shubham Goel & Associates

FRN - 017693C

UDIN 25418995 BMNPJS 8400

E-Mail: shubhamgoelfca@gmail.com

Mobile No. 9210470051





SHUBHAM GOEL & ASSOCIATES

CHARTERED ACCOUNTANTS

Address: F-10, Shree Jee Complex, Sharma Market,
Harola, Sector-5, Noida, U.P-201301

Annexure 3: Chartered Accountant's Certificate (form-REG-3) Part B

(To be submitted at the of Registration of Project, Withdrawal of Money from Separate Accounts and Submission of Quarterly Progress Report)

No.2025/ATS/04

Date:- 15th March,25

Information as On 27th Jan,2025

Subject: Certificate of amount incurred on Province D Olympia for Acquisition and Development of land or/and Constrution of 603 Plots situate on Plot No.1S-02A, Sector 22D at Yamuna Expressway, Gautam Budh Nagar, demarcated by its boundaries (latitude and Longitude of the end-points) to the North, to the South, to the East to the West of Village Tehsil Sadar, Competent Authority/Development Authority Yamuna Expressway Industrial Development Authority, PIN 201301, admeasuring 2,54,287.21 Sq. Mtr Area, being developed by ATS Realty Pvt Ltd and CIN U70200DL2012PTC240824, having Separate A/c No. 99989292704211 with HDFC Bank Ltd.

PART- B

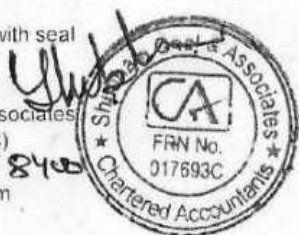
I, We also certify that, out of the amount reported in Column 6 of S No.4B

- a) Rs. 22,401.78 Lacs has been actually spent on land, construction and development of the project and has not been spent on any item other than purpose given in the section 4(2)(1)(d) and is, therefore, admissible for withdrawel from separate Account.
- b) Rs. NIL is the amount for which bills / invoices from the biller/ vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of the project and being due for the payment are , therefore, admissible for payment from separate Account directly to the biller/vendor/ contractor in their bank account as per the list given below.
- c) Rs. NIL Lacs is the amount pertaining to the refund to be made to the Allottees whre allotted units have been cancelled in compliance of U.P. RERA orders for the refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for sale entered into with the allottee.

						(In Rs.)
S.No.	Name of vendor/ contractor/ Allottee	Amount Due	Amount Due towards	Bank Name	IFSC	Bank Account No.
1	NA					

This certificate is being issued on specific request of M/s ATS Realty Pvt Ltd for UP RERA compliance. The certification is based on the information and record produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
CA Shubham Goel
M No. 418995
Name of Firm: Shubham Goel & Associates
Firm Registration Number (017693C)
UDIN 25418995BMBPI58400
E Mail: shubhamgoelfca@gmail.com
Mobile No: 9210470051





SHUBHAM GOEL & ASSOCIATES **CHARTERED ACCOUNTANTS**

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority

Subject: Affidavit /Declaration on Credit Facilities availed for the Project Province D Olympia by M/s ATS Realty Pvt Ltd

This is to certify that ATS Realty Pvt Ltd ("the Company") having (CIN : U70200DL2012PTC240824), a company duly incorporated on dated 24/08/2012 as per the provisions of Companies Act, 1956 (Now Companies Act, 2013).

In relation to the credit facilities availed for the proposed project "Province D Olympia" and in terms of the Para 10 (iii) of the project account directions as issued by the UP RERA the company declare the following credit facilities as on 25th Jan, 25.

	Details	
a.	Name of the Lender	SG Real Estate Fund I, a scheme of SG Real Estate Trust, a SEBI registered category II Alternate Investment Fund, bearing registration no. IN/AIF2/23-24/1466)
b.	Address of Lender's Office /Branch	Plot No. 5, 3rd Floor, Ring Road, Lajpat Nagar IV, New Delhi - 110024, India,
c.	Date of borrowing/ First disbursement	30.08.2024
d.	Amount Sanctioned	Rs. 1,00,00,00,000 (Rupees One Hundred Crore Only)
e.	Amount Disbursed	Rs. 1,00,00,00,000 (Rupees One Hundred Crore Only)
f.	Outstanding amount as on date of affidavit	Rs. 1,00,00,00,000 (Rupees One Hundred Crore Only)
g.	Details of project assets given as mortgage / Security	➤ First and exclusive charge by way of equitable mortgage over the following land parcels: (1) A portion of land admeasuring 32,201.900 Sq. Mts. and bearing plot number Pocket P-8 (as per the layout plan approved by YEIDA vide letter no. 44/BP-08/2013 dated May 10, 2013) forming part of the Project Land ("P8") (2) A portion of land admeasuring total 10,016.384 Sq. Mts, and bearing Commercial-convenient shopping plot No. CS-1 and CS-2 (as per the

Head Office : F-10, Shree Jee Complex, Sharma Market, Harola, Sector-5, Noida, U.P-201301

Corporate Office:- 11, Naya Ganj, Ghaziabad, UP-201009,

Branch :- 175-B, DDA Flats, Paschim Vihar Extn. New Delhi-110063

Mob. : +91 9210470051, +91 9810485354, Email id : shubhamgoelfca@gmail.com, shubhamgoelfca@yahoo.com





SHUBHAM GOEL & ASSOCIATES

CHARTERED ACCOUNTANTS

		layout plan approved by YEIDA vide letter no. 44/BP-08/2013 dated May 10, 2013) forming part of the Project Land ("Commercial Land Parcel"). (P8 and Commercial Land Parcel are collectively referred to as "Mortgaged Land"). The aforesaid charge shall be subsequently replaced by first and exclusive charge by way of equitable mortgage over the Identified Plots post approval of layout plan of the Project from YEIDA, in which case the term 'Mortgaged Land' shall mean the Identified Plots. ➤ First and exclusive charge by way of hypothecation of all receivables arising from all units/plots in respect of the Mortgaged Land. It is clarified that, the aforesaid charge shall be subsequently replaced by first ranking charge by way of hypothecation of all receivables from the Identified Plots post approval of layout plan of the Project (annexed as Annexure II hereto) from YEIDA, in which case the term "Mortgaged Land" shall mean the Identified Plots.
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Details		
a.	Name of the Lender	ATS Infrastructure Limited
b.	Address of Lender's Office /Branch	711/92, Deepali, Nehru place, New Delhi, South Delhi, New Delhi, Delhi, India, 110019
c.	Date of borrowing/ First disbursement	Aug, 2024
d.	Amount Sanctioned	Rs. 27.29 crores
e.	Amount Disbursed	Rs. 11.30 crores
f.	Outstanding amount as on date of affidavit	Rs. 11.30 crores
g.	Details of project assets given as mortgage / Security	Unsecured

Details		
a.	Name of the Lender	Homekraft Infra Private Limited
b.	Address of Lender's Office /Branch	711/92, Deepali, Nehru place, New Delhi, South Delhi, New Delhi, Delhi, India, 110019

Head Office : F-10, Shree Jee Complex, Sharma Market, Harola, Sector-5, Noida, U.P-201301

Corporate Office:- 11, Naya Ganj, Ghaziabad, UP-201009,

Branch :- 175-B, DDA Flats, Paschim Vihar Extn. New Delhi-110063

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SHUBHAM GOEL & ASSOCIATES
CHARTERED ACCOUNTANTS

c.	Date of borrowing/ First disbursement	May, 2021
d.	Amount Sanctioned	Rs. 125.00 crores
e.	Amount Disbursed	Rs. 124.00 crores
f.	Outstanding amount as on date of affidavit	Rs. 124.00 crores
g.	Details of project assets given as mortgage / Security	Unsecured Loan/ Deposit

We confirm that the contents of this certificate are true and correct, based on the documents and records produced before us by the management of M/s ATS Realty Pvt Ltd related to the project Province D Olympia.

For Shubham Goel & Associates
Chartered Accountants
(FRN : 017693C)

Shubham



CA. Shubham Goel
(Partner)
M.No. 418995
Place : Noida
Date : 11.03.2025
UDIN : 25418995BMNP11928

Head Office : F-10, Shree Jee Complex, Sharma Market, Harola, Sector-5, Noida, U.P-201301
Corporate Office:- 11, Naya Ganj, Ghaziabad, UP-201009,
Branch :- 175-B, DDA Flats, Paschim Vihar Extn. New Delhi-110063
Mob. : +91 9210470051, +91 9810485354, Email id : shubhamgoelfca@gmail.com , shubhamgoelfca@yahoo.com



INDIA NON JUDICIAL



IN-UP40444749054934X

Government of Uttar Pradesh

e-Stamp

Signature,.....

Name : Krishan Kasanwal, Acc Code UP14016804

Acc Add : Sub-Registrar, Noida, Mob 8287330929

Jocence No: 199/2021-2022, Tehsil & Dist. G.B Nagar

Certificate No.

: IN-UP40444749054934X

Certificate Issued Date

: 11-Mar-2025 11:48 AM

Account Reference

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

Unique Doc. Reference

: SUBIN-UPUP1401680478120704386789X

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)

This non judicial paper forms an integral part of the Affidavit for Declaration on Credit Facilities availed for the Project as per form RA 8 executed on the behalf of ATS Realty Pvt Ltd on 11th day of March, 2025 at Noida

ATS REALTY PRIVATE LIMITED

Rajesh Raizada

Director/Authorised Signatory

Statutory Alert:

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

ATS REALTY PRIVATE LIMITED ATS REALTY PRIVATE LIMITED ATS REALTY PRIVATE LIMITED ATS REALTY PRIVATE LIMITED ATS REALTY PRIVATE LIMITED

FORM RA-8**Affidavit for Declaration on Credit Facilities availed for the Project**

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority

Subject: Affidavit /Declaration on Credit Facilities availed for the Project Province D Olympia

1. I, Rajesh Raizada, ~~a Promoter of the proposed project~~/duly authorized by the Promoter of the proposed project, 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 /are in the process of finalization for project **Province D Olympia**.

	Details	
a.	Name of the Lender	SG Real Estate Fund I, a scheme of SG Real Estate Trust, a SEBI registered category II Alternate Investment Fund, bearing registration no. IN/AIF2/23-24/1466)
b.	Address of Lender's Office /Branch	Plot No. 5, 3rd Floor, Ring Road, Lajpat Nagar IV, New Delhi - 110024, India,
c.	Date of borrowing/ First disbursement	30.08.2024
d.	Amount Sanctioned	Rs. 1,00,00,00,000 (Rupees One Hundred Crore Only)
e.	Amount Disbursed	Rs. 1,00,00,00,000 (Rupees One Hundred Crore Only)
f.	Outstanding amount as on date of affidavit	Rs. 1,00,00,00,000 (Rupees One Hundred Crore Only)
g.	Details of project assets given as mortgage / Security	➤ First and exclusive charge by way of equitable mortgage over the following land parcels: (1) A portion of land admeasuring 32,201.900 Sq. Mts. and bearing plot number Pocket P-8 (as per the layout plan approved by YEIDA vide letter no. 44/BP-08/2013 dated May 10, 2013) forming part of the Project Land ("P8") (2) A portion of land admeasuring total 10,016.384 Sq. Mts, and bearing Commercial-convenient shopping plot No. CS-1 and CS-2 (as per the layout plan approved by YEIDA vide letter no. 44/BP-08/2013 dated May 10, 2013) forming part of the Project Land ("Commercial Land Parcel"). (P8 and Commercial Land Parcel are collectively referred to as "Mortgaged



ATS REALTY PRIVATE LIMITED

Rajesh Raizada

Director/Authorised Signatory

		Land”). The aforesaid charge shall be subsequently replaced by first and exclusive charge by way of equitable mortgage over the Identified Plots post approval of layout plan of the Project from YEIDA, in which case the term ‘Mortgaged Land’ shall mean the Identified Plots. ➤ First and exclusive charge by way of hypothecation of all receivables arising from all units/plots in respect of the Mortgaged Land. It is clarified that, the aforesaid charge shall be subsequently replaced by first ranking charge by way of hypothecation of all receivables from the Identified Plots post approval of layout plan of the Project (annexed as Annexure II hereto) from YEIDA, in which case the term “Mortgaged Land” shall mean the Identified Plots.
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	Details	
a.	Name of the Lender	ATS Infrastructure Limited
b.	Address of Lender’s Office /Branch	711/92, Deepali, Nehru place, New Delhi, South Delhi, New Delhi, Delhi, India, 110019
c.	Date of borrowing/ First disbursement	August 2024
d.	Amount Sanctioned	Rs. 27.295 crores
e.	Amount Disbursed	Rs. 11.30 crores
f.	Outstanding amount as on date of affidavit	Rs. 11.30 crores
g.	Details of project assets given as mortgage / Security	Unsecured

	Details	
a.	Name of the Lender	Homekraft Infra Private Limited
b.	Address of Lender’s Office /Branch	711/92, Deepali, Nehru place, New Delhi, South Delhi, New Delhi, Delhi, India, 110019
c.	Date of borrowing/ First disbursement	May 2021
d.	Amount Sanctioned	Rs. 125.00 crores
e.	Amount Disbursed	Rs. 124.00 crores
f.	Outstanding amount as on date of affidavit	Rs. 124.00 crores
g.	Details of project assets given as mortgage / Security	Unsecured Loan/Deposit

- I undertake that funds from the declared credit facility will be deposited in the separate account only.
- I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri/Smt./Ms. CA Shubham Goel membership no. 418995 Partner of M/s Shubham Goel & Associates, Chartered Accountants, (FRN 017693C) certifying all the borrowings on date, as



ATS REALTY PRIVATE LIMITED

Rajesh K. Rishabh

Director/Authorised Signatory

required under para 10(ii) of the Project Account Directions issued by the U.P. RERA is enclosed with this affidavit.

4. I confirm that the certificate issued by the lending bank/ institution namely, _____ as required under para 10(ii) of the Project Account Directions issued by the U.P. RERA is also enclosed with this affidavit-NA

ATS REALTY PRIVATE LIMITED
Rajesh Raigat
Director/Authorised Signatory
Deponent

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 11th day of March 2025.

ATS REALTY PRIVATE LIMITED
Rajesh Raigat
Director/Authorised Signatory
Deponent



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

11 MAR 2025

Government of Uttar Pradesh



IN-UP434478230846672

e-Stamp

Signature

ACC Name: NARESH KUMAR ACC No: UP14011904
ACC Add: Sec-32, Noida

ACC Add- Sec-33, Noida- Mob-9411011904
Licence No-82, Est-10-2-2007 - 9350808463

Licence No-88, Tehsil & District- G.B. Nagar

Certificate No.	: IN-UP43447823084367X
Certificate Issued Date	: 12-Mar-2025 04:25 PM
Account Reference	: NEWIMPACC (SV)/ up14011904/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401190484090348158290X
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)



Please write or type below this line



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 hereby solemnly affirm and state that:

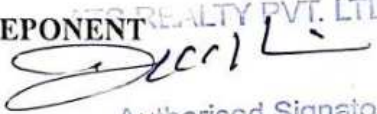
1. That I am the Director/Authorized Signatory of the ATS Realty Private Limited and being fully conversant with the facts and contents of the Charge Report for the Project "Province D Olympia" Application ID – ID1431905.
2. That I am competent to swear this affidavit on behalf of ATS Realty Private Limited, having full knowledge of the facts contained herein.

ATS REALTY PVT. LTD.
ATS REALTY
Authorized Signatory

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 Corporation of India. 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.

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 **ATS 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 12th day of March 2025.

DEPONENT **ATS REALTY PVT. LTD.**

Authorised Signatory
ATS REALTY PRIVATE LIMITED



ATTESTED

Munendra Kumar Shishodia
Notary Advocate
Reg. No-13478

12 MAR 2025



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP44844032477614X

e-Stamp

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



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:

1. 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.
2. That I am competent to swear this affidavit on behalf of ATS Realty Private Limited, having full knowledge of the facts contained herein.
3. 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.

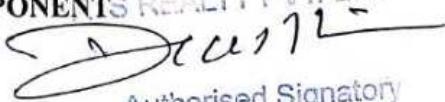
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shockstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the user of the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.



ATS REALTY PVT. LTD.
 Dec 11
 Authorised Signatory

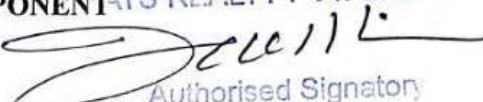
4. That the amount mentioned above that is 4.01 Crores will be deposited in separate Bank Account of Project "Province D Olympia" having **Bank Account Titled: ARPL SEP BANK AC FOR PROVINCE D OLYMPIA** (Account No. : 99989292704211), Once UPRERA registration is granted.
5. That the total amount of 7.27 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.

DEPONENTS REALTY PVT. LTD.

 Authorised Signatory
 ATS REALTY PRIVATE LIMITED



ATTESTED


 Munendra Kumar Shishodia
 Notary Advocate
 Reg. No. 13478

17 MAR 2025