

Form- RA-8

Affidavit for Declaration of Credit Facilities availed for the Project

To,

The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Plot/Gata No.- 4A/10, 4A/18, 4E/5, 4KHA/6,
Mauza/Village- Tihura Manjha, Tehsil - Sadar,
Distt- Ayodhya- 224135

Subject: Affidavit / Declaration on Credit facilities availed for the Project "Veda"

1. I, Prasoon Chauhan, Developer 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) have been availed/ are in the process of finalization for Project "Veda"

S.No.	Particulars	Details
a.	Name of the Lender	CSL Finance Ltd.
b.	Address of Lender's Office/ Branch	716-717, 7th floor, Tower B, World Trade Tower, Sector 16, Noida, Uttar Pradesh 201301
c.	Date of Borrowing/ First Disbursement	1 st Feb 2025
d.	Amount Sanctioned	INR 25.0 cr
e.	Amount Disbursed	INR 8.0 cr
f.	Outstanding Amount as on date of affidavit	INR 8.0 cr
g.	Details of Project Assets given as Mortgage/ Security	First & Exclusive Charge by way of equitable mortgage over the Project including land and buildings and hypothecation on all existing and future receivables pertaining to the Project

2. I undertake that the funds from declared credit facility will be deposited in the separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Shri. Saurabh Jain (M.No. 532013) 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, CSL Finance Ltd. as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also attached with this affidavit.

AURIKA DEVELOPERS LLP

--- Designated Deponent

AURIKA DEVELOPERS LLP

Registered Office Address: Office No -1102, 11th Floor, Gulshan One29, Sector-129, Noida- 201304, Uttar Pradesh.

LLPIN: ACE-8512 |  +91 0120-5109230 |  info@aurikahomes..com |  www.aurikahomes.com

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 on this day of 19th February 2025

AURIKA DEVELOPERS LLP

Deponent
Designated Partner

AURIKA DEVELOPERS LLP

Registered Office Address: Office No -1102, 11th Floor, Gulshan One29, Sector-129, Noida- 201304, Uttar Pradesh.

LLPIN: ACE-8512 |  +91 0120-5109230 |  info@aurikahomes..com |  www.aurikahomes.com

JPMG & ASSOCIATES LLP

Chartered Accountants

TO WHOM SO EVER IT MAY CONCERN

Based on the books of accounts, the sanction letter, and other records presented to us for verification, we hereby certify that M/s. AURIKA DEVELOPERS LLP (CIN: ACE-8512), having its registered office at Unit No. OF-1102, Plot C-3, E-1, Gulshan One29, Sec-129, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304, has been sanctioned a Secured Loan of Rs. 25 Crores by CSL Finance Limited (CIN: L74899DL1992PLC051462), as per the sanction letter dated 30th January 2025, for the Hotel Project "Veda" at Ayodhya, Uttar Pradesh. Out of this sanctioned amount, Rs. 8 Crores have been disbursed to the company's bank account on 01st February 2025.

We are informed that the charge registration on MCA portal for the above-mentioned loan has not been filed and is currently in process as of the date of this certificate.

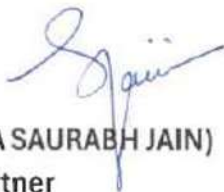
Regarding the existing charges of Rs. 20 Crores registered on MCA portal, we are further informed that secured loan account has been closed and a No Objection Certificate (NOC) dated 30th January 2025 for the satisfaction of charge has been received. However, the satisfaction of charge has not yet been filed as of the date of this certificate.

This certificate is issued at the request of the company and is based on the records provided for our verification. Please note that this certification does not carry any liability on our part.

For JPMG & ASSOCIATES LLP

Chartered Accountants

FRN: 513522C/ N500382


(CA SAURABH JAIN)
Partner

M. No. 532013

UDIN: 25532013BMJKFV2908



Place: Delhi

Dated: 19.02.2025

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101, CSC, Pushpanjali, Delhi-110092

A Limited Liability Partnership with Identity No. AAY-7022 (Formerly Arun Ketan & Associates, a Partnership Firm)


TO WHOMSOEVER IT MAY CONCERN

We, CSL Finance Limited (CIN: L74899DL1992PLC051462) (“**Lender**”) have granted a loan facility amounting to Rs. 25,00,00,000/- (*Rupees Twenty-Five Crores Only*) (“**Loan Facility**”) to Aurika Developers LLP (LLPIN: ACE-8512), a limited liability partnership duly incorporated under the LLP Act, 2008 and having its registered office at Unit No. OF-1102 Plot C-3, E-1 Gulshan One29 Sec-129, Chhaprauli Bengar, Gautam Buddha Nagar, Noida, Uttar Pradesh, India, 201304 (“**Borrower-1**”) along with Prasoon Chauhan (“**Guarantor-1**”), Aurika Residences Private Limited, (CIN: U68200DL2021PTC380014), a company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013 and having its registered office at Shop No. 8, Ground Floor, C.S.C., AGCR Enclave, East Delhi, East Delhi, East Delhi, Delhi, India, 110092 (“**Guarantor-2**”), Advika Buildtech LLP, (LLPIN: ABZ-9233), a limited liability partnership duly incorporated under the LLP Act, 2008 and having its registered office at B-84, Sector 64, Noida, Ghaziabad, Noida, Uttar Pradesh, India, 201301 (“**Security Provider 1**”) under the terms and conditions of the loan agreement dated 01.02.2025 (“**Loan Agreement**”) and other transaction documents as amended from time to time.

To secure the said Loan Facility, the Security Provider 1 has created one of the security- interest by way of Equitable Mortgage by creating first and exclusive charge over the Project titled, “Veda” developed. /to be developed on the land parcel admeasuring **3,182.42 Square Meters** situated at Gata No. 228, 229 & 230, Kudha Keshavpur, 14-Kosi Parikrama Marg, Darshan Nagar, Ayodhya, Uttar Pradesh and Hypothecated its receivables in favour of the Lenders.

This is for your records and information purpose only

For CSL Finance Limited


Authorized Signatory
Date: 19.02.2025



प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : UPFS/2024/137948/FZB/FAIZABAD/1498/DD

दिनांक : 28-11-2024

प्रमाणित किया जाता है कि मैसर्स VEDA BY ADVIKA BUILDTECH LLP पता KHASRA NO-228,229,230,KUDHA KESHAVPUR,DARSHAN NAGAR,AYODHYA तहसील - SADAR प्लाट एरिया 3182.42 sq.mt (वर्गमीटर), कुल कवर्ड एरिया 9326.76 (वर्गमीटर), ब्लॉकों की संख्या 1 जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
A	13	3	45 mt.

है। भवन का अधिभोग मैसर्स VEDA BY ADVIKA BUILDTECH LLP 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 Residential 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 VEDA BY ADVIKA BUILDTECH LLP अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"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।"

Note : भवन में एनबीसी-२०१६ व भवन निर्माण एवं विकास उपविधि के अनुसार अग्निशमन व्यवस्था /ढांचागत व्यवस्था एवं अग्निशमन तथा आपात सेवा एवं नियमावली में प्रस्तावित मानको का अनुपालन किया जाना अनिवार्य होगा तथा मुख्य /अग्निशमन अधिकारी की संस्तुति आख्या के आधार पर फायर सेफ्टी सर्टिफिकेट निर्गत किया जाता है



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

MANGESH KUMAR

147A6A666F1F1643727AC71353EA1EAE8F65C39F

11-12-2024

निर्गत किये जाने का दिनांक : 11-12-2024

स्थान : LUCKNOW

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.