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e-Stamp

Certificate No.	:	**IN-UP52288144586543X**
Certificate Issued Date	:	22-May-2025 05:02 PM
Account Reference	:	NEWIMPACC (SV)/ up14233704/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	:	SUBIN-UPUP1423370402116378176954X
Purchased by	:	PYUSH LOHIA SO VINEET KUMAR GUPTA
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	PYUSH LOHIA SO VINEET KUMAR GUPTA
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PYUSH LOHIA SO VINEET KUMAR GUPTA
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Saurabh Gupta Court Compound Sector Moradabad Acc Code- UP14233704

सत्यमेव जयते

NOTARY PUBLIC HARPRASAD Advocate/Notary Distt. Moradabad Regd. No.-10869 NOTARIAL NOTARIAL GOVT. OF INDIA

IN-UP52288144586543X

Please write or type below this line

This stamp Paper is attached to and is an integral part of Affidavit for Mortgage land of the Project Lohia One being developed by Lohia Developers (India) Pvt. Ltd.

NOTARY PUBLIC HARPRASAD Advocate/Notary Distt. Moradabad Regd. No.-10869 GOVT. OF INDIA

For Lohia Developers (India) Pvt Ltd

Authorised 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. 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.

Affidavit

I, Pyush Lohia S/o Sri Vineet Kumar Gupta, aged about 40 Years, R/o 1-A, Oak Drive Chhattarpur Farms, DLF Chattarpur, Hauz Khas, New Delhi-110074, Director in the **Lohia Developers India Pvt. Ltd.**, the Promoter of the Project **Lohia One** situated at Khasra Nos.- 560, 561, 562, 609, 610, 612, 613 Village Pakbara, Tehsil & District Moradabad, Uttar Pradesh, PIN- 244001., do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.

2. That I am a Director in the Company, Lohia Developers India Pvt. Ltd., having its Registered Office at Lakri Fazalpur, Delhi Road, Moradabad Uttar Pradesh PIN-244001.

3. That the said Company proposes to develop a Mixed Project (Residential + Commercial), Lohia One, situated at Khasra Nos.- 560, 561, 562, 609, 610, 612, 613 Village Pakbara, Tehsil & District Moradabad, Uttar Pradesh, PIN- 244001. having a Land area admeasuring 39,024.98 Sq. Mtrs.

4. That for the development of the above said Project, designated authority i.e. Moradabad Development Authority (MDA,) has sanctioned the maps for its construction and development.

5. That as per the condition put in by the said designated authority (MDA), the Company has entered into a mortgage deed dated-30.01.2024 with Moradabad Development Authority, registered in the office of Sub-Registrar Sadar Moradabad at book no. 1, document no. 1428, volume no. 14882, Page no 205 to 224.

6. That through the said Mortgage Deed, Company has mortgaged 20% (32 plots= 3348.47 Sq meter) of the total saleable land of the Project in favour of Moradabad Development Authority.

7. That the Company shall not sale/allot the properties mortgage through the above Mortgage Deed, till the said Mortgage Deed is released by Moradabad Development Authority after the completion of internal development works of the Project.

NOTARY PUBLIC HARPRASAD Advocate/Notary Distt Moradabad Regd. No.-10869 GOVT. OF INDIA

PYUSH LOHIA 22/5/25

For Lohia Developers (India) Pvt Ltd

Deponent

Authorised Signatory

Verification-

Verified at on this 22nd day of May 2025. That the contents of this affidavit at S.No. 1 to 7 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

For Lohia Developers (India) Pvt Ltd

Deponent

Authorised Signatory