



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

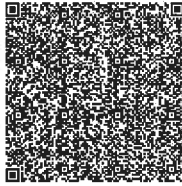
e-Stamp

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Certificate No.	: IN-DL38146154351402Y
Certificate Issued Date	: 20-Jan-2026 05:29 PM
Account Reference	: SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-SELF99623052315791Y
Purchased by	: MANISH NAGAR
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	: 0 (Zero)
First Party	: CIPL SERVICES PRIVATE LIMITED
Second Party	: NA
Stamp Duty Paid By	: CIPL SERVICES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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₹100



SELF PRINTED CERTIFICATE TO BE VERIFIED BY THE RECIPIENT AT WWW.SHCILESTAMP.COM

IN-DL38146154351402Y

Please write or type below this line

This Stamp Paper Forms Part and Parcel of this

Form RA-8



For CIPL SERVICES 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.

Form - RA-8

Affidavit for Declaration on Credit Facilities availed for the Project

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad
Lucknow Uttar Pradesh - 226007

Subject: Affidavit/ Declaration on Credit Facilities availed for the Project “**Senior Living**”.

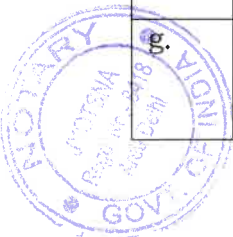
I, **Anand Gulati**, duly authorised by the Promoter, **M/s CIPL Services Private Limited**, having its registered office at G-29, Ground Floor, Saket District Centre, Saket, New Delhi - 110017, do hereby solemnly affirm, declare and state as under:

1. That as on the date of verification mentioned below, unsecured credit facilities have been availed for the real estate project “Senior Living”. Accordingly, the particulars of credit facilities are as under:

S. No	Particulars	Lender 1	Lender 2
a.	Name of Lender	Worldwide Holdings Ltd. (RBI registered NBFC)	Carbyne Infrastructure Pvt. Ltd.
b.	Address of Lender's Office / Branch	G-25, Ground Floor, Salcon Rasvilas, District Saket, New Delhi-110017	G-2 and G-29, Ground Floor, Salcon Rasvilas, District Saket, New Delhi-110017
c.	Date of Borrowing	12-02-2025	01-06-2024
d.	Amount Sanctioned	Rs. 25.00 Cr.	Rs. 5.00 Cr.
e.	Amount Disbursed	Rs. 15.51 Cr.	Rs. 3.91 Cr.
f.	Outstanding Amount as on date of affidavit	Rs. 16.36 Cr.	Rs. 4.33 Cr.
g.	Details of Project Assets given as Mortgage / Security	None	None

For CIPL SERVICES PVT. LTD.

311 nand
Authorised Signatory



2. Promoter undertakes that funds from any credit facility for this project in future will be deposited in the separate account only in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016.
3. That the Promoter has enclosed herewith a certificate issued by Chartered Accountants M/s. Gupta Singh & Associates (Membership No. 425976) certifying the details of borrowings as on date, as required under Para 10(ii) of the Project Bank Account Directions issued by U.P. RERA.
4. That since no secured loan has been availed for the aforementioned project as on date, the certificate from the lending bank/financial institution, as prescribed under Para 10(ii) of the Project Bank Account Directions issued by U.P. RERA, is not applicable at present.
5. That the Promoter is planning to avail a secured project loan of **Rs. 25 Crore** from a scheduled bank/financial institution for a period of **two (2) years** for the purpose of development of the project. Accordingly, an amount of **Rs. 2.16 Crore** towards estimated interest cost on secured loan and an amount of **Rs. 5.50 Crore** towards estimated interest cost on unsecured loan has been included in the total estimated project cost, calculated at an assumed interest rate of **8% per annum**, (which is less than the current SBI MCLR) purely on an estimated basis.
6. We hereby declare that while getting the REG 3 certificates, Interest cost will be restricted to the **SBI MCLR** prevailing at the time of certification.

For CIPL SERVICES PVT. LTD.

Deponent
Authorised Signatory

VERIFICATION

I, the above-named Deponent, do hereby verify that the contents of this Affidavit cum Declaration are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified by me at New Delhi.

For CIPL SERVICES PVT. LTD

Deponent
Authorised Signatory

ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA

30 JAN 2025





Gupta Singh & Associates
Chartered Accountants

B- 5/158, Near SBI Sultanpuri Delhi- 110086

Mob No.: 9654928306, 9928203553

E-Mail Id: guptasinghandassociates@gmail.com

CA CERTIFICATE

TO UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

Based on the information, explanations and representations provided to us by the management of **M/s CIPL Services Private Limited**, having its registered office at G-29, Ground Floor, Saket District Centre, Saket, New Delhi – 110017, and upon examination of the records and documents produced before us for this purpose, we hereby certify that the Company has obtained the following **unsecured loans**, the details of which are given hereunder:

(Rs. in Crore)

Name of Lender	Amount of Unsecured Loan Taken (including due interest) (₹)	Outstanding Balance as on 04.11.2025 (Date of REG-3) (₹)
Worldwide Holdings Limited (RBI registered NBFC)	16.05	16.05
Carbyne Infrastructure Pvt. Ltd.	4.38	4.38
Total	20.43	20.43

It is further certified that the interest on the above-mentioned unsecured loans, as disclosed in **Form REG-03** of the project, has been paid at a rate **lower than the SBI MCLR prevailing as on 04.11.2025**, being the relevant date of **Form REG-05**.

Further, on examination of the **MCA Portal**, no borrowings are reflected in the **Company Master Data** of the Company as on the date of issuance of this certificate.

This certificate is issued at the specific request of **M/s CIPL Services Private Limited** for the purpose of registration of its real estate project titled "**Senior Living**" with the Uttar Pradesh Real Estate Regulatory Authority. This certification is based on the limited information, explanations and records produced before us and relied upon by us, which are considered true and correct to the best of our knowledge and belief.

For **Gupta Singh & Associates**
Chartered Accountants
Firm Registration No.: 023310C



CA Sukhda Gupta
Partner
Membership No. 429618

Place: New Delhi

Date: 11/03/2026

UDIN: 26429618HKI.MHE9401