



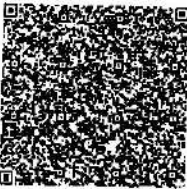
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

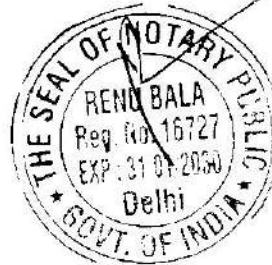
Stamp

Certificate No. : IN-DL18142031890836Y
 Certificate Issued Date : 25-May-2026 02:10 PM
 Account Reference : IMPACC (IV)/dl752103/ DELHI/ DL-ESD
 Unique Doc. Reference : SUBIN-DL75210348674532333837Y
 Purchased by : AAROHI TOWERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : AAROHI TOWERS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : AAROHI TOWERS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

THIS STAMP PAPER IS AN INTEGRAL PART OF THE ATTACHED DOCUMENT.



AAROHI TOWERS PRIVATE LIMITED

Authorised Signatory

25 MAY 2026

Affidavit cum Declaration for Non-Engagement of Real Estate Agent

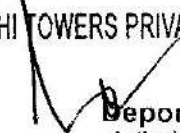
Affidavit cum Declaration of Mr. Lalit Narayan Jha S/o Late Sahdeo Jha, R/O E-107, Gaur Green Avenue, Indirapuram, Ghaziabad duly authorized by Aarohi Towers Pvt Ltd, promoter of the proposed project SKA ATLANTIS, vide their Board resolution dated 04/05/26 for new project confirmation.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That the promoter has submitted an application for registration of the said project under the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations made thereunder Vide Promoter ID no-UPRERAPRM471292.

That, as on the date of submission of the project registration application, the promoter has not appointed, engaged, authorized, or associated any real estate agent for marketing, selling, booking, or facilitating sale of units in the said project.


That in view of the above, the promoter has selected "Not Applicable" in the Real Estate Agent section of the UP-RERA project registration portal

AAROHI TOWERS PRIVATE LIMITED

Deponent
Authorised Signatory

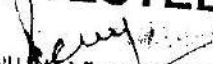
Verification

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 25th day of May 2026.

AAROHI TOWERS PRIVATE LIMITED

Deponent
Authorised Signatory



ATTESTED

RENU BALA Regd. No. 16727
NOTARY DELHI
GOVERNMENT OF INDIA
25 MAY 2026

AAROHI TOWERS PRIVATE LIMITED

Address: A-76, Kanti Nagar, Near Hero Honda Showroom East Delhi, Delhi-110031

CIN: U68100DL2024PTC435012,

Email ID- lnjha@yahoo.co.in

CONTACT No.-0120-5146545

Form RA-8

Affidavit / Declaration on Credit Facilities Availed for the Project (Notarized)

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
LUCKNOW, Uttar Pradesh

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project SKA ATLANTIS.

I, Lalit Narayan Jha Promoter of the proposed project SKA ATLANTIS 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 SKA ATLANTIS.

	Details	
a.	Name of Lender	
b.	Address of Lender's Office / Branch	NIL
c.	Date of Borrowing / First Disbursement	NOT APPLICABLE
d.	Amount Sanctioned	NOT APPLICABLE
e.	Amount Disbursed	NIL
f.	Outstanding Amount as on date of affidavit.	NIL
g.	Details of Project Assets given as Mortgage / Security	NIL



AAROHI TOWERS PRIVATE LIMITED

Authorised Signatory

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.

3. I undertake that Rs NIL lacs against the total credit facility has been availed from a banking institution at the prevailing rate at the bank.

And/ Or

4. I undertake that Rs NIL lacs against the total credit facility has been availed from a an NBFC / as an unsecured loan at the interest rate of NA per annum; however, the claim of interest amount from the separate account of the project will be limited to SBI MCLR.

5. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri Amit Bhargava membership no. 40554 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.

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

7. A future loan of Rs 15000 lacs is proposed to be availed for the project from bank and / or NBFC and /or Unsecured source. For the proposed loan of Rs 15000.00 lacs to be borrowed from NBFC / Unsecured source. Interest cost has been calculated at an average of current and expected rate of SBI MCLR per annum over the loan tenor. However, interest amount in the estimated cost of the project would be restricted to the rate of SBI MCLR per annum on the date of availing loan.

8. We understand that as per provision laid down in Section 11(4)(h) of RERA Act, after the execution of an agreement for sale for any apartment, plot or building, as the case may be, we cannot mortgage or create a charge on such apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building, as the case may be.

Deponent

AAROHI TOWERS PRIVATE LIMITED

Authorised Signatory

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 29th day of May 2026.



ATTESTED

RENU BALA Regd. No. 16727
NOTARY DELHI
GOVERNMENT OF INDIA

01 JUN 2026

Deponent

AAROHI TOWERS PRIVATE LIMITED



Amit Bhargava & Company
Chartered Accountants

CA Amit Bhargava
B.Com., FCA
Mob. : +91-9871946263

TO WHOM SO EVER IT MAY CONCERN

As per records and documents provided by the management of M/s Aarohi Towers Private Limited we do hereby certify that no credit facility has been availed by the company from any Bank/Financial Institution/NBFC as on 29/05/2026.

The above certificate is provided at the specific request of the company M/s Aarohi Towers Private Limited and is not intended for general public circulation without our prior approval.

Regards

UDIN: 26405564YKDZBA6358

For Amit Bhargava & Company
(Chartered Accountant)

Amit Bhargava
(Proprietor)
M No. 405564
FRN: 024215C
Date: 29/05/2026

