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Certificate No. : IN-UP72720743797497Y
Certificate Issued Date : 24-Mar-2026 03:22 PM
Account Reference : NEWIMPACC (SV)/ up14006504/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400650440754816810222Y
Purchased by : SHRI VINAYAKA EXPO PLAZA LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
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First Party : SHRI VINAYAKA EXPO PLAZA LLP
Second Party : AS ANNEXED
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SHRI VINAYAKA EXPO PLAZA LLP

Ankur Mittal
Authorized Signatory

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FORM – RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project **SVG CENTRAL SQUARE**

1. I, **Ankur Mittal**, 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 "**SVG CENTRAL SQUARE**" situated at Plot No.- SLC-3, Chi-Phi Extension, Greater Noida, Gautam Buddh Nagar, Uttar Pradesh-201310

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

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

3. I undertake that Rs. NA 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. NA lacs against the total credit facility has been availed from an Any Nationalized Bank / 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 / Smt. / Ms. **Yash Vijay & Co**, membership no. **450155**, certifying all the borrowings on date, as required under para 10 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 NA, as required under the Project Account Directions issued by U. P. RERA is also enclosed with this affidavit.

7. A future loan of Rs. 1060.37 lacs are proposed to be availed for the project from (Yet to be decided). For the proposed loan of Rs. 1060.37 lacs to be borrowed from an Any Nationalized Bank / NBFC / as an unsecured loan, interest amount in the estimated cost of the project has been restricted to SBI MCLR which on the date is 8.75 % per annum.

SHRI VINAYAKA EXPO PLAZA LLP

Ankur Mittal
Authorised Signatory

8. I / 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, I / 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.

SHRI VINAYAKA EXPO PLAZA LLP

Ankur Mittal
Deponent
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 Greater Noida on this 01st day of June 2026

SHRI VINAYAKA EXPO PLAZA LLP

Ankur Mittal
Deponent
Authorised Signatory



ATTESTED

Virendra Kumar Garg
Virendra Kumar Garg
Advocate & Notary
Gautam Budh Nagar



ARVINDER KUMAR GUPTA & COMPANY

(CHARTERED ACCOUNTANTS)

Z-331A SECTOR-12 NOIDA, G.B. NAGAR-UP 201301

The Board of Directors.

SHRI VINAYAKA EXPO PLAZA LLP

A-201, INDIA EXPO PLAZA, C-03,04, KNOWLEDGE PARK-2, Alpha

GreaterNoida, Gautam Buddha Nagar, Uttar Pradesh, India, 201310

Independent Practitioner report on Secured/Unsecured Credit Facility availed for the Project "SVG Central Square for Construction of Commercial Building Tower/Block/Building(s) situated on Plot No. SLC-3, Chi Phi Extn Uttar Pradesh as of 09 June 2026.

1. This Report is issued in accordance with the terms of our engagement letter dated 09 June 2026.

2. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

3. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

4. Based on the unaudited financial information, accounting records and other information presented before us, we hereby certify that the Company SHRI VINAYAKA EXPO PLAZA LLP (LLP Identification Number: (ACQ-7139) having its registered A-201, INDIA EXPO PLAZA, C-03,04, KNOWLEDGE PARK-2, Alpha Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, India, 201310 do not have the any Secured/Unsecured credit facilities availed for the project " SVG Central Square for Construction of Commercial Building Tower/Block/Building(s) situated on Plot No. SLC-3, Chi Phi Extn.Uttar Pradesh" as at 09th June 2026.

**For Arvinder Kumar Gupta & Co.
Chartered Accountants
FRN: 006878N**

**Place: Noida
Date: 09.06.2026**



**Arvinder Kumar Gupta
(Prop.)
M.NO. 085117
UDIN: 26085117SHHNZD9903**

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AFFIDAVIT

I, **Ankur Mittal**, son of Sh. Kavar Prasad Mittal, resident of **A V R - 4/002, Ashok Vatika - 4, Near Jaypee Sports Complex, Jaypee Greens, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh - 201308**, being duly authorized on behalf of **SHRI VINAYAKA EXPO PLAZA LLP**, do hereby solemnly affirm and declare as under:

1. That I am the Promoter/Authorized Signatory of the project titled **SVG Central Square**, situated at **Plot No- SLC-3, Chi Phi Extension, Greater Noida, Uttar Pradesh** registered with UP RERA under Registration No. **[Under Process]**.
2. That I hereby declare and affirm that no agent, broker, or intermediary has been engaged, appointed, or authorized by me/us for the sale, marketing, of the aforesaid project.
3. That the responsibility of all sales, marketing, and communication with allottees lies solely with the Promoter.
4. That this affidavit is executed to comply with the requirements of the Real Estate (Regulation and Development) Act, 2016 and the directions of UP RERA.

I, the deponent above named, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therein.

Verified at **Greater Noida**, on this **[15-05-2026]**.

DEPONENT

For **SHRI VINAYAKA EXPO PLAZA LLP**

Ankur Mittal
Designated Partner

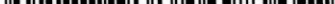
Ankur Mittal (Partner)

Shri Vinayaka Expo Plaza LLP



ATTESTED

Virendra Kumar Garg
Advocate & Notary
Gautam Budh Nagar



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Government of Uttar Pradesh

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Description of Document

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: SHRI VINAYAKA EXPO PLAZA LLP

: Article 4 Affidavit

: Not Applicable

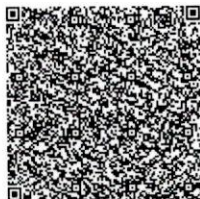
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: SHRI VINAYAKA EXPO PLAZA LLP

: AS ANNEXED

: SHRI VINAYAKA EXPO PLAZA LLP

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0012

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For SHRI VINAYAKA EXPO PLAZA LLP

A EXPO PLAZA LLP
Ankur Mittal
Designated Partner

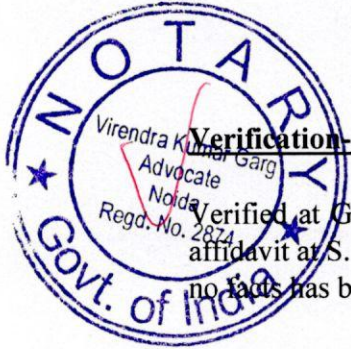
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Affidavit

I, **Ankur Mittal**, son of Sh. Kavar Prasad Mittal, resident of **A V R - 4/002, Ashok Vatika - 4, Near Jaypee Sports Complex, Jaypee Greens, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh - 201308**, Director/Partner in the **SHRI VINAYAKA EXPO PLAZA LLP**, the Promoter of the Project "**SVG Central Square**" situated at **Plot No- SLC-3, Chi Phi Extension, Greater Noida, Uttar Pradesh**, 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/Partner in the Company, Shri Vinayaka Expo Plaza LLP, having its Registered Office at A-201, 2nd Floor, India Expo Plaza, Plot No.-C-03 & 04, Knowledge Park-2, Greater Noida, Gautam Buddh Nagar, Uttar Pradesh-201310.
3. That the Promoter shall follow the Real Estate Project (Maintenance of Project Bank Accounts) Directions, 2020 as revised in November, 2023 laid down by UP RERA vide its Separate Account Number 1228102900000146 with respect to the Bank accounts of the Project "SVG Central Square" situated at Plot No- SLC-3, Chi Phi Extension, Greater Noida, Uttar Pradesh.
4. That no lien or mortgage shall be created on the Collection Account and Separate Bank Account of the said Project.



Verification:-

Verified at Gautam Buddha Nagar on this 10th Day of June 2026. That the contents of this affidavit at S. No. 1 to 4 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

SHRI VINAYAKA EXPO PLAZA LLP

Deponent
Ankur Mittal
Designated Partner

SHRI VINAYAKA EXPO PLAZA LLP

Deponent
Ankur Mittal
Designated Partner

ATTESTED

Virendra Kumar Garg
Advocate & Notary
Gautam Buddh Nagar