



e-Stamp

Signature *S. Pratik Kumar*
 Acc-SHANTI KUMAR Acc Code UP14855704
 Add- 01 राजमोती अंजन बसस्टैंड, रोहतासी रोड बी-8,
 पो नया, आगरा। पिनकोड- 201008

Certificate No. : IN-UP99044091663908Y
 Certificate Issued Date : 09-Feb-2026 03:33 PM
 Account Reference : NEWIMPACC (SV) up14855704/AGRA SABAR/UP-AGR
 Unique Doc. Reference : SUBIN-UPUP1485570493734841778857Y
 Purchased by : E NOTARIAL TICKET
 Description of Document : Article 42 Notarial Act
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : E NOTARIAL TICKET
 Second Party : Not Applicable
 Stamp Duty Paid By : E NOTARIAL TICKET
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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Statutory Alert:

- 1) The authenticity of the e-Stamp certificate should be verified at www.diprjefmp.com/ or using e-Stamp Mobile App at Store/Hi/State/Reg/area/panch in the details on the Certificate and as available on the website / Mobile App/understand it should.
- 2) The users of entering the notary id of the users of the certificate.
- 3) In case of any discrepancy please refer to the Competent Authority.

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e-Stamp

Signature: *Sham Kumar*
 Acc-SHANTI KUMAR Acc Code UP14855704
 Add- 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Certificate No. : IN-UP99041557983092Y
 Certificate Issued Date : 09-Feb-2026 03:32 PM
 Account Reference : NEWIMPACC (SV)/ up14855704/ AGRA SADAR/ UP-AGR
 Unique Doc. Reference : SUBIN-UPUP1485570493971346413623Y
 Purchased by : SHREE BALAJI SEHKARI AWAS SAMITI LTD AGRA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SHREE BALAJI SEHKARI AWAS SAMITI LTD AGRA
 Second Party : UP RERA
 Stamp Duty Paid By : SHREE BALAJI SEHKARI AWAS SAMITI LTD AGRA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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Form - RA-8


Affidavit for Declaration on Credit Facilities to be 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 to be availed for the Project "**Indraprasth Valley**".

I, Nahar Singh Yadav, duly authorised by the Promoter, **M/s. Shree Balaji Sehkari Awas Samiti Limited Agra**, having its registered office at 271, Maharshipuram, Near Guru Ka Taal, Sikandra Road, Agra, 282007, U.P., do hereby solemnly affirm, declare and state as under:

1. That as on the date of verification mentioned below, no credit facilities (secured or unsecured) have been availed or are under process of finalisation for the real estate project "**Indraprasth Valley**". Accordingly, the particulars of credit facilities are as under:



S. No	Particulars	Details
	Name of Lender	We have not availed any loan for the aforementioned project, hence Not Applicable
	Address of Lender's Office / Branch	
	Date of Borrowing	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount as on date of affidavit	
g.	Details of Project Assets given as Mortgage / Security	

2. Promoter undertakes that funds from the declared credit facility 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 Accountant Mr. Punit Gupta (Membership No. 412427) 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 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 **₹10 Crore** from a scheduled bank/financial institution for a period of **five (5) years** for the purpose of development of the project. Accordingly, an amount of **₹3.00 Crore** towards estimated interest cost has been included in the total estimated project cost, calculated at an assumed interest rate of **8% per annum for four (4) years**, (which is less than 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.

Deponent

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 Agra on 09.02.2026.

Deponent



ATTESTED
Lalit Anand Singh
Reg. No. 45016
Distt. Notary, AGRA

CA CERTIFICATE

(For Borrowings of "Indraprasth Valley")

To,
The Uttar Pradesh Real Estate Regulatory Authority
Lucknow Uttar Pradesh

On the basis of the information, explanations, and representations provided to us by the management of **M/s. Shree Balaji Sehkar Awas Samiti Limited Agra**, having its office at 271, Maharshipuram, Near Guru Ka Taal, Sikandra Road, Agra, 282007, U.P., we hereby certify that, **as on the date of this certificate**, the Firm has **no secured/unsecured borrowings** in respect of the project "**Indraprasth Valley**", situated at Khasra No. 183, 184, 185, 186, 187, 188, 189, 190, 269, 270, 271, Village- Kakretha, District- Agra.

Further, as per **Form REG-3**, the estimated interest cost of **₹3.00 Crore** represents interest on **future borrowings**, both secured and unsecured, based on management's estimates. The interest rate considered for such proposed borrowings has been restricted to the **SBI MCLR**, in accordance with the provisions of the UPRERA Revised Bank Account Directions, 2023.

This certificate is issued at the specific request of **M/s. Shree Balaji Sehkar Awas Samiti Limited Agra** for the purpose of registration of the project "**Indraprasth Valley**", under the provisions of the Real Estate (Regulation and Development) Act, 2016. The certification is based on the limited information and documents produced before us by the management and is true and correct to the best of our knowledge and belief.

Date: 09.02.2026

Place: Jaipur

For Ramanand Goyal & Company

Chartered Accountants

FRN: 002384C




CA Punit Gupta

(Partner)

Membership No.: 412427

UDIN: 26412427CCUDYR4591