

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, PIN - 226007

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

1. I Ashish Kumar Gupta, duly authorized by the Avora Builders Private Limited, Promoter of Proposed Project, do hereby solemnly declare, undertake, and state that as on date given in the verification below the following credit facilities (secured Loan/ unsecured) have been availed in the process of finalization for Project KB Central.

	Details	
a.	Name of Lender	That the Promoter Company has not availed any Construction Finance / Term Loan from any Bank or Financial Institution for the aforesaid Project as on date; accordingly, the same is not applicable.
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount as on date of affidavit	
g.	Details of Project Assets given as Mortgage / Security	

2. I undertake that funds from the declared credit facility will be deposited in the Separate account only.
3. I also confirm that the certificate given by the Chartered Accountant (including UDIN 26401828WHITWR7802) Mr. Shashank Tayal, Membership no.- 401828 certifying No borrowings / Loans as on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.
4. I confirm that the certificate issued by the lending bank / institution namely N.A. / No, as required under para 10(iii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.
5. That for the purpose of construction and development of the Project, the Promoter Company may avail Construction Finance / Term Loan of ₹100 Crore from a Scheduled Bank / Financial Institution for a period of five (4) years. Accordingly, an amount of ₹40.00 Crore towards estimated interest/finance cost has been included in the total estimated project cost, calculated at an assumed interest rate of 10% per annum, being the expected rate at which the loan/credit facility may be sanctioned by the Bank / Financial Institution.



For AVORA BUILDERS PVT. LTD.


Director

6. That in case Interest amount will be paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)".

For AVORA BUILDERS PVT. LTD.


Director

Deponent

Verification

The Contents of my above Affidavit cum Declaration are True and correct and nothing material has been concealed by me therefrom.

Verify by me at Gautam Buddha Nagar, on this 12th day of May 2026.

For AVORA BUILDERS PVT. LTD.


Director

Deponent



ATTESTED

NOTARY PUBLIC,
GOVT. OF INDIA

12/5/26

TO WHOMSOEVER IT MAY CONCERN

On the basis of relevant documents and records of **Avora Builders Pvt. Ltd.**, (hereinafter referred to as "Promoter Company"), having CIN U68100DL2025PTC455325, its Project **KB Central** (RERA Registration No.- Applied) situated at Plot No.- SLC-4, Sector Chi Phi Extension, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, produced before us and as confirmed by the management, we do hereby certify that the above-mentioned Promoter Company has not taken any secured Construction Loan and No outstanding Amount Dues against secured construction loan as on 11th May 2026.

Following details of Secured Construction Loan as on 11th May 2026 are as follows:

	Details	
a.	Name of Lender	That the Promoter Company has not availed any Construction Finance / Term Loan from any Bank or Financial Institution for the aforesaid Project as on date; accordingly, the same is not applicable
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount	
g.	Details of Project Assets given as Mortgage / Security	

This Certificate has been issued on Specific request of the Promoter Company and it is certified that the above statement is true to the best of my knowledge & has been provided based on documents, records, unaudited books of accounts produced before me, and clarifications / explanations provided by the Company.

For **S. TAYAL & CO**
Chartered Accountants
Firm Registration No. 014953C




(SHASHANK TAYAL)
(Partner)

FCA, LLB

Membership No. 401828

UDIN - 26401828WHLTWR7803

Place: Greater Noida

Date: 12/05/2026