





MUREC

Form – RA-8

**Affidavit for Declaration on Credit Facilities Availed for the  
Project- OYSTER WALK. Plot No GH-2C**

To,  
The Secretary  
Uttar Pradesh Real Estate Regulatory Authority  
Naveen Bhawan, Rajya Niyojan Sansthan.  
Kalakankar House, Old Hyderabad Lucknow - 226007

**Sub: Affidavit / Declaration on Credit Facilities Availed for the Project-  
OYSTER WALK, Plot No GH-2C**

1. I, Amogh Bansal 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 OYSTER WALK, Plot No GH-2C

	Details	
a.	Name of Lender	ICICI BANK
b.	Address of Lender's Office / Branch	Plot no 03, Park Town Aditya World City Shahpur, Bamheta, Ghaziabad, Uttar Pradesh-201002
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	300 Crores
e.	Amount Disbursed	Yet to be disbursed
f.	Outstanding Amount as on date of affidavit.	Nil
b	Details of Project Assets given as Mortgage / Security	OYSTER WALK Plot no GH-2C given as Security

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

For SRSD Infrastructure Venture LLP

Designated Partner



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3. I also confirm that the certificate given by the Chartered Accountant Mr. YOGESH SINGHAL UDIN- 26088954IHNJVJU2919 membership 088954. certifying all the borrowings on date, as required under para 1o(ii) Of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

4 I confirm that the certificate/sanction letter issued by the lending bank/ institution namely, ICICI BANK. as required under para 1o(ii) Of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

Deponent  
For SRSD Infrastructure Venture LLP

  
Designated Partner

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 G.B. Nagar on this 25<sup>th</sup> Feb date of 2026

Deponent

For SRSD Infrastructure Venture LLP

  
Designated Partner



ATTESTED  
Virendra Kir. Garg  
Notary Advocate  
Reg. No. 287A  
G.B. Nagar

25 FEB 2026

**CREDIT ARRANGEMENT LETTER****Date: February 13, 2026**

SRSD Infrastructure Venture LLP,  
Registered Office  
A-15 4TH Floor Sector 136,  
Gautam Buddha Nagar ,  
Noida, Uttar Pradesh - 201301

Corporate Office:  
Plot No. A 51-52,  
Riana Tower, 2<sup>nd</sup> floor,  
Sector – 136,  
Gautam Buddha Nagar ,  
Noida, Uttar Pradesh - 201301

**Kind Attn: Mr. Mool Chand Aggarwal**

Dear Sir,

Re: Rupee Term Loan: Not exceeding Rs. 3000.0 million ("RTL")

Please refer to our earlier discussions with you for financial assistance required by you. We are, at your request, agreeable to provide / extend to you the Facility (as defined in Annexure II hereto), subject to the terms and conditions set out in the Annexure II hereto and the agreements / documents to be executed in connection with the Facility.

In case the above terms and conditions are acceptable to you, we request you to return the duplicate copy of the Letter duly signed in token of acceptance by your authorized Official. Also arrange to furnish to us two certified true copies of the resolutions passed by your Board of Directors / Partners / Committee / Members as per our prescribed proforma which is attached.

Please note that this communication should not be construed as giving rise to any binding obligation on the part of ICICI Bank unless you have returned the duplicate copy of this Letter duly signed in token of acceptance and signed / executed the agreements / documents in connection with the aforesaid Facilities.

Unless the Bank receives duplicate copy of this Letter, duly signed in token of acceptance, by February 28, 2026, and unless agreements / documents are signed / executed in respect of the Facilities by March 15, 2026, the Offer shall automatically lapse without any further communication from the Bank, unless the validity of the Offer is expressly extended / revived by the Bank in writing.

Yours faithfully,  
For ICICI Bank Limited

(Authorised Signatory)  
Khushal Mohari  
Regional Head (E. No. 417863)

**Approved and accepted by the Borrower:**

Date: \_\_\_\_\_

Signature(s) \_\_\_\_\_

Name:

Designation:

**Annexure I**

<b>Facility</b>	<b>Amount proposed (Rs. Million)</b>	<b>Security</b>
Fund Based		
RTL	3000.0	Secured
<b>Total</b>	<b>3000.0</b>	



**YOGESH SINGHAL & CO.**

*Chartered Accountants*

Shop-1, Bharat Residency  
Ahinsa Khand-2, Near DPS  
School, Indirapuram,  
Ghaziabad- 201014 (U.P)

M: 8826237739, Ph : 0120- 4134327

Email: yogeshsinghalca@gmail.com

To

Uttar Pradesh Real Estate Regulatory Authority.  
Naveen Bhawan, Rajya Niyojan Sansthan.  
Kalakankar House, Old Hyderabad Lucknow - 226007

Subject: - UP RERA Project – OYSTER WALK, Plot no. GH-2C, Oakwood Enclave, Sector-1,  
Wave City, Ghaziabad, Uttar Pradesh-201002.

Reference: - CA certificate issued for RERA registration of OYSTER WALK, Plot no. GH-2C,  
Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh-201002.

This is reference to the above-mentioned letter, this to certify that the company has not currently availed any construction funding or loans, but an interest provision of ₹ 118 Crores has been included in the estimated project cost in the CA certificate issued by me. Based on the projected maximum loan amount of ₹ 300 Crores, we submit the following points for your kind consideration:

**1. Deferred Payment Structure**

The Expected payment plan to be offered to buyers includes a significant portion of the receivables being scheduled at the time of application for Occupancy Certificate (OC). Since inflow from sales is back-ended and construction cost outflow of the project is expected to be incurred during or before application of OC. This will create timing gap with respect to project cash flow requirement. This timing gap of cash flow estimated shall be filled through external interest accruing borrowings.

**2. Reasonableness of the Estimated Interest Cost of Rs 118 Crores.**

Estimated total construction and development cost of the project is Rs 1108.70 Crores. Any shortfall in meeting estimated construction cost and estimated interest will be funded from borrowings and collection from sales.





**YOGESH SINGHAL & CO.**  
*Chartered Accountants*

Shop-1, Bharat Residency  
Ahinsa Khand-2, Near DPS  
School, Indirapuram,  
Ghaziabad- 201014 (U.P)

M: 8826237739, Ph : 0120- 4134327

Email: [yogeshsinghalca@gmail.com](mailto:yogeshsinghalca@gmail.com)

Interest cost is calculated based on same quarterly financial targeted expenditure as submitted to RERA at interest rate of 9.85% p.a. and it is expected to be Rs 118 Crore as interest in light of consideration mentioned above.

Hope your good office find the above in order. Thank you.

**For Yogesh Singhal & Co.**  
Chartered Accountants  
Firm Reg. No.: 014275C

**CA Yogesh Kumar**  
Proprietor  
M. No. - 088954



Date: 25.02.2026

Place: Ghaziabad

UDIN :26088954THNPVE8943