



Government of Uttar Pradesh

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Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
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First Party	: MOHAMMAD ALI	
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SHADES INFRA TECH LLP
M. Patel & Partners



Rekha Arora
17/2/26
Rekha Arora
Adv. & Notary
JCKNOW U.P. INDIA
Regd No 31(79)2001

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilaccstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy at the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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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
"Evara Shades".

I, Mohammad Ali Designated Partner of the promoter, M/s Shades Infratech LLP, having its registered office at Plot no. C-4/263, W Sector-4, Gomti Nagar Vistar, Lucknow-226010, U.P, do hereby solemnly affirm, declare and state as under:

1. That as on the date of verification mentioned below, unsecured credit facilities have been availed for the real estate project "Evara Shades". Accordingly, the particulars of credit facilities are as under:

S. No	Particulars	Details
a.	Name of Lender	1. Shades International 2. Mash Agro Foods Limited
b.	Amount Disbursed	3,05,00,000/-
c.	Outstanding Amount as on date of affidavit	2,75,05,500/-
d.	Details of Project Assets given as Mortgage / Security	Not Applicable

2. Promoter undertakes that funds from any credit facility for this project in future 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.

R. Arora
Adv. & Notary
LUCKNOW U.P. INDIA
Regd No 31(79)2001

SHADES INFRA TECH LLP
Mohd Ali
PARTNER

4. That since no secured 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 ₹20 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 ₹ 4.73 Crore towards estimated interest cost has been included in the total estimated project cost on secured loan, calculated at an assumed interest rate of **8.7% per annum for five (5) years**, (which is as per the current SBI MCLR) purely on an estimated basis, Further amount of ₹ 1.19 Crore towards estimated interest cost has been included in the total estimated project cost on unsecured loan @ 8.7% p.a. **for five (5) years**. The Estimated cost of Interest on secured and unsecured loan is of Rs. 5.92 Cr. for the project.
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.

Shades Infra Tech LLP
Partner
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.

Shades Infra Tech LLP
Partner
Deponent

Verified by me at Lucknow on 17.02.2026.



Sworn & Verified before me.

Rekha Arora
17/2/26
Rekha Arora
 Adv. & Notary
 LUCKNOW U.P. INDIA
 Regd No 31(79)2001

I Identified The Deponent/executant Who Has Signed / Put TI Before Me.

CA CERTIFICATE
TO UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

Based on the information, explanations and representations provided to us by the management of **M/s Shades Infratech LLP**, having its registered office at **Plot no. C-4/263, W Sector-4, Gomti Nagar Vistar, Lucknow-226010, U.P.**, and upon examination of the records and documents produced before us for this purpose, we hereby certify that the Company has obtained the following **unsecured loans**, the details of which are given hereunder:

Name of Lender	Amount of Unsecured Loan Taken (₹)	Outstanding Balance as on 17.02.2026 (Date of REG-3) (₹)
Shades International	1,80,00,000.00	1,50,05,500.00
Mash Agro Foods Limited	1,25,00,000.00	1,25,00,000.00
Total	3,05,00,000.00	2,75,05,500.00

It is certified that currently Rs. 0 (NIL) interest has been paid on the above-mentioned unsecured loans, as disclosed in **Form REG-03** of the project.

Further, as per Form REG-3, the estimated interest cost of ₹5.92 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

Further, on examination of the **MCA Portal**, no borrowings are reflected in the **Company Master Data** of the Company as on the date of issuance of this certificate.

This certificate is issued at the specific request of **M/s Shades Infratech LLP** for the purpose of registration of its real estate project titled "**Evava Shades**" with the Uttar Pradesh Real Estate Regulatory Authority. This certification is based on the limited information, explanations and records produced before us and relied upon by us, which are considered true and correct to the best of our knowledge and belief.

Date: 18.02.2026

Place: Jaipur

For Ramanand Goyal & Company
Chartered Accountants
FRN: 002384C



CA Punit Gupta
(Partner)

Membership No: 412427

UDIN: 26412427PVS NKJ1969