



INDIA NON JUDICIAL



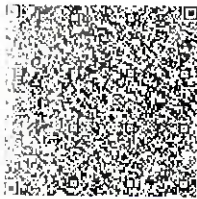
IN-UP41658556808026X

Government of Uttar Pradesh

e-Stamp

Signature: _____
ACC Name: RAJKUMAR ACC
ACC ADD.: NOIDA, UP-201305
Licence No. 172/2013, Tehsil & District: G. B. Nagar

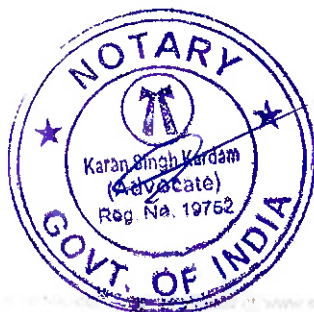
Certificate No. : IN-UP41658556808026X
 Certificate Issued Date : 14-Nov-2025 12:20 PM
 Account Reference : NEWIMPACC (SV)/ up14005404/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400540480104304474896X
 Purchased by : AURIKA PROJECTS LLP
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AURIKA PROJECTS LLP
 Second Party : Not Applicable
 Stamp Duty Paid By : AURIKA PROJECTS LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

This stamp paper forms an integral part of Affidavit for Declaration of Credit facilities availed for the Project.

AURIKA PROJECT LLP
[Signature]
Auth. Signatory



Form- RA-8

Affidavit for Declaration of Credit Facilities availed for the Project

To,

The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Plot/Gata No.- 4A/10, 4A/18, 4E/5, 4KHA/6,
Mauza/Village- Tihura Manjha, Tehsil - Sadar,
Distt- Ayodhya- 224135

Subject: Affidavit / Declaration on Credit facilities availed for the Project "Amara Villas"

1. I, Prasoon Chauhan, Designated Partner of Aurika Projects LLP, 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) have been availed/ are in the process of finalization for Project "Amara Villas"

S.No.	Particulars	Details
a.	Name of the Lender	CSL Finance Ltd.
b.	Address of Lender's Office/ Branch	716-717, 7th floor, Tower B, World Trade Tower, Sector 16, Noida, Uttar Pradesh 201301
c.	Date of Borrowing/ First Disbursement	21 st April 2025
d.	Amount Sanctioned	INR 15.0 cr
e.	Amount Disbursed	INR 6.53 cr
f.	Outstanding Amount as on date of affidavit	INR 6.53 cr
g.	Details of Project Assets given as Mortgage/ Security	First & Exclusive Charge by way of equitable mortgage over the Project including land and buildings and hypothecation on all existing and future receivables pertaining to the Project

2. I undertake that the funds from 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) Shri. Saurabh Jain (M.No. 532013) certifying all the borrowings 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, CSL Finance Ltd. as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also attached with this affidavit.

AURIKA PROJECT LLP

Prasoon Chauhan

Auth. Signatory

Deponent



Verification

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

Verified by me at on this day of 18th November 2025

AURIKA PROJECT LLP



Auth. Signatory

Deponent



ATTESTED
Karan Singh Kardam,
Notary Advocate
Reg. No. 19752
Govt. of India

JPMG & ASSOCIATES LLP

Chartered Accountants

TO WHOM SO EVER IT MAY CONCERN

Based on the books of accounts, the sanction letter, and other records presented to us for verification, we hereby certify that **M/s. AURIKA PROJECTS LLP (LLPIN: ACH-2839)**, having its registered office at Unit No. OF-1101, Plot C-3, E-1, Gulshan One29, Sec-129, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304, has been sanctioned a Secured Loan of Rs. 15 Crores by CSL Finance Limited (CIN: L74899DL1992PLC051462), as per the sanction letter dated 1ST April 2025, for the Proposed Project at Bareilly, Uttar Pradesh.

This certificate is issued at the request of the company and is based on the records provided for our verification. Please note that this certification does not carry any liability on our part.

For JPMG & ASSOCIATES LLP

Chartered Accountants

FRN: 513522C/ N500382

(CA ARUN KUMAR JAIN)

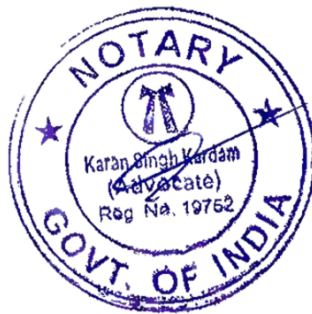
Partner

M. No. 086912

UDIN: 25086912BMNUMY2515

Place: Delhi

Dated: 14.11.2025



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101, CSC, Pushpanjali, Delhi-110092

A Limited Liability Partnership with Identity No. AAY-7022 (Formerly Arun Ketan & Associates, a Partnership Firm)


TO WHOMSOEVER IT MAY CONCERN

We, **CSL Finance Limited** (CTN L74899DL1992PLC051462), a company incorporated under the Companies Act, 1956 and having its registered office at 410-412, 18th Floor, W.E.A., Arya Samaj Road, Karol Bagh, New Delhi - 110005 ("Lender") have granted a Loan Facility to **Aurika Projects LLP** (LLPIN- AAI-5039), a limited liability partnership registered under the LLP Act, 2008 and having its registered office at Flat NO. H-38, G.F., White House, Sector-57, M2K, Gurgaon, Gurugram, Haryana, India, 122001 ("Borrower") alongwith Prasoan Chauhan ("Guarantor-1"), Aurika Residences Private Limited ("Guarantor-2") (collectively "Guarantors") vide loan agreement dated 09.04.2025 ("Loan Agreement") and other transaction documents as amended from time to time.

To secure the aforesaid loan facility, the Borrower had created one of the security interest by way of equitable mortgage over All that piece and parcel of the land parcel admeasuring 21,619 Sq.Mt. (5.34 Acres) situated at Khasra No. 233, 234 & 235, Village Kalapur, Tehsil & District, Bareilly, Uttar Pradesh ("Mortgaged Property") and hypothecated its receivable in favour of the lender

This is for your records and information purpose only.

For **CSL Finance Limited**


Authorised Signatory
Date: 14.11.2025

