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नौ नं०-078272*2524

Certificate No. : IN-UP43024704650799Y
 Certificate Issued Date : 09-Jan-2026 02:14 PM
 Account Reference : NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1409650482387729426434Y
 Purchased by : VVIP INFRAHOME PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : VVIP INFRAHOME PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : VVIP INFRAHOME PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line



Statutory Alert:

1. The authenticity of the Stamp certificate(s) may be verified at www.e-stamp.gov.in using following Machine Readable Format (MRF) Any discrepancy in the details of the Certificate and as available on the website / Mobile App should be reported to the Competent Authority.
2. The cost of checking the legitimacy is solely users of the Certificate.
3. In case of any discrepancy please refer to the Competent Authority.

UP-UP430247046507997-09-01-2026 02:14 PM-NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB-SUBIN-UPUP1409650482387729426434Y-VVIP INFRAHOME PRIVATE LIMITED

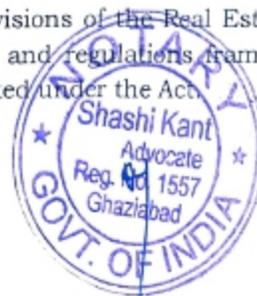
UP-UP430247046507997-09-01-2026 02:14 PM-NEWIMPACC (SV)/ up14096504/ GHAZIABAD SADAR/ UP-GZB-SUBIN-UPUP1409650482387729426434Y-VVIP INFRAHOME PRIVATE LIMITED

Affidavit cum Undertaking
(For Registration of Project under RERA)

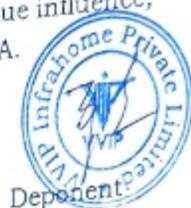
To,
Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad
Lucknow Uttar Pradesh - 226007

I, **Bhageshwar Tyagi**, S/o Sh. Sunder Lal Tyagi, aged about 42 years, resident of 11/5, Maulsiri Road, Indrapuram, Shipra Sun City, Ghaziabad, Uttar Pradesh - 201014, **Authorised of M/s. VVIP Infrahome Private Limited**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at **S-550/51, School Block, Shakarpur, Delhi 110092**, being the Promoter of the real estate project titled "**VVIP YAMUNA**", do hereby solemnly affirm, declare and undertake as under:

1. That the promoter has applied for registration of the project "**VVIP YAMUNA**" situated at Plot No. GH-01B/2, Sector-22D, Yamuna Expressway Industrial development Authority (YEIDA), District Gautam Buddha Nagar PIN 201310, before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).
2. That the promoter has opened 3 Bank accounts before ICICI Bank Limited in compliance to section 4(2)(1)(D) of the RERA, 2016.
3. That the Promoter hereby **declares and undertakes** that **no escrow arrangement, lien, charge, mandate, or any other similar arrangement** shall be created with bank for the purpose of payment of **lease premium to YEIDA** from the aforesaid RERA bank accounts, **under any circumstances whatsoever**.
4. That the Promoter further undertakes that the said bank accounts shall be operated strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder, and shall be utilized only for purposes permitted under the Act.



5. That the Promoter affirms full compliance with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations made thereunder, and accepts complete responsibility for the **accuracy, correctness, and veracity** of the information, documents, and declarations submitted to UP-RERA.
6. That this affidavit is executed voluntarily, without any coercion or undue influence, and is submitted for the purpose of project registration before UP-RERA.



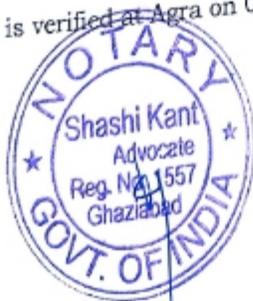
VERIFICATION

I, **Bhageshwar Tyagi**, S/o Sh. Sunder Lal Tyagi, aged about 42 years, resident of 11/5, Maulsiri Road, Indrapuram, Shipra Sun City, Ghaziabad, Uttar Pradesh - 201014, **Authorised of M/s. VVIP Infrahome Private Limited**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at **S-550/51, School Block Shakarpur, Delhi 110092**, do hereby declare that the contents in para-No. 1 to 6 of my above Affidavit are true and correct.



Deponent

This Affidavit is verified at Agra on 09.01.2026



09 JAN 2026
ATTESTED


Shashi Kant
Advocate & Notary
Govt. of India



VVIP INFRAHOME PRIVATE LIMITED

(Formerly known as Luck Real Properties Private Limited)

Form – RA-8

Application for Declaration on Credit Facilities Availed for the Project

To,
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 Availed for the Project “**VVIP YAMUNA**”

1. I Vibhor Tyagi duly authorized by the promoter, “**M/s VVIP Infrahome Private Limited**” 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 “**VVIP YAMUNA**”.

S. No.	Details	Particulars
a.	Name of Lender	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)
b.	Address of Lender's Office / Branch	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)
c.	Date of Borrowing	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)
d.	Amount Sanctioned	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)
e.	Amount Disbursed	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)
f.	Outstanding Amount as on date of affidavit	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)
g.	Details of Project Assets given as Mortgage / Security	No Loan availed by the promoter (M/s VVIP Infrahome Private Limited)

2. we undertake that if any funds will be borrowed by us from any credit facility in future for this project, it will be deposited in the separate account only.

Regd. Off. : S-550/51, School Block, Shakarpur, Delhi - 110092

E-mail : luckrealproperties@gmail.com



CIN-U70101DL2012PTC242984

GSTIN-09AACCL3458J128

3. We also confirm that the certificate given by the Chartered Accountant (including UDIN) Mr. Tarun Maheshwari membership no. 505353 certifying No borrowings 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. Since there is no loan taken till date, there is no requirement to submit letter from lending bank/ institution, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA.



VERIFICATION

The contents of this Affidavit cum Declaration and the supporting documents are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Ghaziabad on 30.12.2025.



To

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

Subject: - UP RERA Project – VVIP YAMUNA District Gautam Buddha
Nagar Registration Application ID. ID1849239.

Reference:- CA certificate dated 10-12-2025 UDIN No 25505353MNXMQ9410 issued
for RERA registration of VVIP YAMUNA in VVIP Infrahome Private Limited.

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 ₹ 2,000 Lacs has been included in the estimated project cost. Based on the projected maximum loan amount of ₹ 10,000 Lacs, 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 2,000 Lacs.

Estimated total construction and development cost of the project is Rs 34,540.36 Lacs. Any shortfall in meeting estimated construction cost and estimated interest will be funded from borrowings and collection from sales. Interest cost is calculated based on same

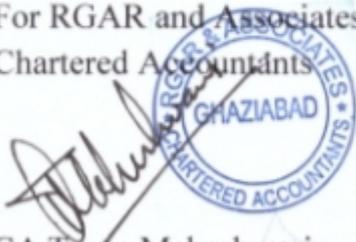


quarterly financial targeted expenditure as submitted to RERA at interest rate of 12% p.a.
+ processing fee and it is expected to be Rs 2,000 Lacs in light of consideration mentioned
above.

Hope your good office find the above in order.

Thanking You

For RGAR and Associates
Chartered Accountants



CA Tarun Maheshwari

Partner

M. No: 505353

FRN: 007070N

Dated: 06.01.2026

Place: Ghaziabad

UDIN: 26505353APXCLO4636