



Government of Uttar Pradesh



सत्यमेव जयते

e-Stamp

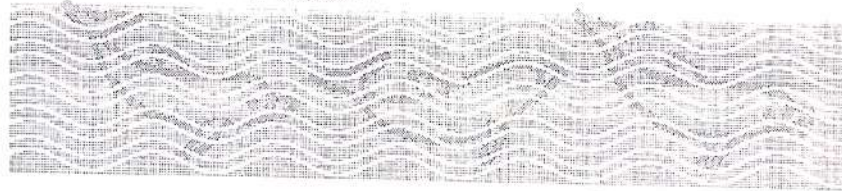
Name : JAI PRAKASH SINGH
License Number : 359
73, Niti Khar, Indira Nagar,
Ghaziabad (U.P.)

Certificate No.	: IN-UP52566144078708Y
Certificate Issued Date	: 16-Jan-2026 10:39 AM
Account Reference	: NEWIMPACC (SV)/ up14075304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407530401430405635292Y
Purchased by	: ABHISHEK VARSHNEY
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ABHISHEK VARSHNEY
Second Party	: BRIJ SAI BUILDTech PVT LTD
Stamp Duty Paid By	: ABHISHEK VARSHNEY
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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₹100

₹100



Please write or type below this line

IN-UP52566144078708Y



16 JAN 2026

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclsestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in 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
3. In case of any discrepancy please inform the Competent Authority.



BRIJ SAI BUILDTECH PRIVATE LIMITED

Regd. Office : Brij Vilas, Opp. Kailash Nagar AwasiyaYojna, MaujaRajpurBangar,
Near Atalla Chungi, Vrindavan, Mathura.

Form - RA-8**Affidavit for Declaration on Credit Facilities Availed for the Project**

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Noida

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

1. I, ABHISHEK VARSHNEY 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 "BRAJ VILAS"

	Details	
a.	Name of Lender	Shri Bhuvnesh Kumar Varshney (Promoter & director)
b.	Address of Lender's Office / Branch	H. No. 4, MohallaKayasthan, Sambhal, Chandausi, Uttar Pradesh
c.	Date of Borrowing / First Disbursement	20 August, 2021
d.	Amount Sanctioned	Rs1,00,00,000
e.	Amount Disbursed	Rs1,00,00,000
f.	Outstanding Amount as on date of affidavit	Rs1,00,00,000
g.	Details of Project Assets given as Mortgage / Security	Unsecured
h.	Rate of Interest	8% per annum
i.	Amount paid towards interest (for the period 20th August 2021 to 19th August 2022)	Paid on subsequent dates Rs. 4,00,000 dated 09-06-2023 Rs. 4,00,000 dated 05-12-2023

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

(REASON - As the said funds had already been utilized for the purchase of the project land prior to the applicability of the said requirement.)

3. I also confirm that the certificate given by the Chartered Accountant 26409302SPFWYZ2507 Sri CA. Devendra Garg membership no. 409302 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.



16 JAN 2026

BRIJ SAI BUILDTECH PRIVATE LIMITED

Regd. Office : Brij Vilas, Opp. Kailash Nagar AwasiyaYojna, MaujaRajpurBangar,
Near Atalla Chungi, Vrindavan, Mathura.

4. I confirm that the certificate issued by the lending bank/ institution namely,
_____ as required under para 10(ii) of the Project Account Directions issued by
U.P. RERA is also enclosed with this affidavit. - N/A


Deponent

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 Noida on this 06 day of January, 2026.


Deponent



ATTESTED
Jai Aggarwal
Advocate
Regd. No-51509
Notary Public Ghaziabad

19 6 JAN 2026

CA. Devendra Garg
B.Com, FCA, DISA
CA. Rahul Garg
B.Com, FCA



RAHUL DEVENDRA & ASSOCIATES
Chartered Accountants
Garg Jewellers, Chhatta Bazar, Mathura
Mob. 8791480250
e-mail : cadevendragarg@gmail.com
carahulgargg@gmail.com

Annexure 3: Chartered Accountant's Certificate (Form-REG-3) Part B

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Accounts and Submission of Quarterly Progress Report)

No.: 2025/ATS/01

Date: 06.01.2026

Information as on: 31.12.23025

Subject: Certificate of amount incurred on **Braj Vilas** for acquisition and development of land or/and construction of **105 Flats** situated on Khasra No.Plot No. 154,155,156,157,158, 160 & 164, Mouza bangar Vrindavan Rajpur, Tehsil Mathura, demarcated by its boundaries (latitude and longitude of the end-points) 27.564638 to the North 27.564267 to the South 77.683939 to the East 77.683743 to the West of Tehsil Mathura, Competent Authority / Development Authority **Mathura-Vrindavan Development Authority, PIN 281003, admeasuring 2286 sq. meter Area**, being developed by Brij Sai Buildtech Private Limited and CIN U45400UP2021PTC149439, having **Separate A/c No. 02740500757 with ICICI Bank Ltd.**

PART – B

I, we also certify that, out of the amount reported in **Column 6 of S No. 4B:**

a) Rs.237.03 Lacs has been actually spent on land, construction and development of the project and has not been spent on any item other than purpose given in section **4(2)(l)(d)** and is, therefore, admissible for withdrawal from separate account.

b) Rs. NIL is the amount for which bills/invoices from the biller/vendor/contractor have been received for the work already rendered by them for the land, construction and development work of the project and being due for payment are, therefore, admissible for payment from separate account directly to the biller/vendor/contractor in their bank account as per the list given below.

c) Rs. NIL is the amount pertaining to the refund to be made to the allottees where allotted units have been cancelled in compliance of **U.P. RERA** orders for the refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with the allottee.

S. No.	Name of Vendor / Contractor / Allottee	Amount Due	Amount Due Towards	Bank Name	IFSC	Bank Account No.
1	NA					

Devendra Garg
Chartered Accountant
Mathura

This certificate is being issued on specific request of **M/s Brij Sai Buildtech Private Limited** for **UP RERA compliance**. The certification is based on the information and record produced before us/me and is true to the best of our/my knowledge and belief.

For Rahul Devendra & Associates
Chartered Accountants
FRN:- 020918C




CA. Devendra Garg
(Partner)
M. No. 409302
UDIN:- 26409302AONTZH3165

CA. Devendra Garg

B.Com, FCA, DISA

CA. Rahul Garg

B.Com, FCA



RAHUL DEVENDRA & ASSOCIATES

Chartered Accountants

Garg Jewellers, Chhatta Bazar, Mathura

Mob. 8791480250

e-mail : cadevendragarg@gmail.com

carahulgargg@gmail.com

To

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Lucknow

Sub: *Certificate for Utilization of Unsecured Loan Taken from Director / Promoter*

On the basis of the documents, records, and information placed before us and explanations given to us, we hereby certify that **M/s Brij Sai Buildtech Private Limited**, having CIN: **U45400UP2021PTC149439**, had availed an **unsecured loan of Rs. 1,00,00,000/- (Rupees One Crore only)** from **Mr. Bhuvnesh Kumar Varshney (Director and Promoter of the Company)** on **20 August 2021**.

We further certify that the said unsecured loan was **utilized for the purpose of acquisition of land** for the project **“Braj Vilas”**, and the land was subsequently registered vide **Conveyance Deed dated 17 September 2021**.

This certificate is issued **on the specific request of the client** for submission before **UP-RERA** and is based on the documents and information made available to us. We have not independently verified the title of the property.

For Rahul Devendra & Associates

Chartered Accountants

FRN: 020918C

CA. Devendra Garg

Partner

M. No.: 409302

UDIN 26409302SPFWYZ2507

Place: Mathura

Date: 15.01.2025

Ministry Of Corporate Affairs

Date : 05-01-2026 4:02:2 pm

Company Information

CIN	U45400UP2021PTC149439
Company Name	BRIJ SAI BUILDTECH PRIVATE LIMITED
ROC Name	ROC Kanpur
Registration Number	149439
Date of Incorporation	26/07/2021
Email Id	VARSHNEYAMIT119[at]MAIL[dot]COM
Registered Address	BRIJ VILAS COLONY,OPP. KAILASH NAGAR AWASIYA YOJNA MAUJA RAJPUR BANGAR, Mathura, VRINDAVAN, Uttar Pradesh, India, 281121
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	-
Authorised Capital (Rs)	15,00,000
Paid up Capital (Rs)	15,00,000
Date of last AGM	30/09/2025
Date of Balance Sheet	31/03/2025
Company Status	Active
Small Company	Yes

Jurisdiction	
ROC (name and office)	ROC Kanpur
RD (name and Region)	RD, Northern Region

Index of Charges

No Records Found

Director/Signatory Details

Sr. No	DIN/PAN	Name	Designation	Category	Date of Appointment	Cessation Date	Signatory
1	01444899	BHUVNESH KUMAR VARSHNEY	Director	Promoter	28/08/2021	-	Yes
2	05286306	ABHISHEK VARSHNEY	Director	Promoter	30/04/2022	-	Yes
3	08156085	TANAY SAH	Director	Promoter	01/12/2022	-	Yes
4	10315740	RAKHI VARSHNEY	Director	Promoter	12/09/2023	-	Yes

आयकर विभाग INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार GOVT. OF INDIA

Jul 27, 2021



Ref.No.:883059165993161171/TAN/NEW

TO,
BRIJ SAI BUILDTECH PRIVATE LIMITED
EWS 287
RADHIKA VIHAR, POST. KRIS
HNA NAGAR
MATHURA, MATHURA-281004
UTTAR PRADESH
TEL. NO.:91-8923748849

Sir/Madam,
Sub : Allotment of Tax Deduction Account Number (TAN)
as per the Income Tax Act, 1961.

Kindly refer to your application (Form 49B) dated Jul 26, 2021 for the allotment of Tax Deduction Account Number. In this connection, the following TAN has been issued to you/your organisation:

AGRB12606G

Please quote the same in all TDS challans, TDS Certificates, TDS returns, Tax Collection at Source (TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.


Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.


This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.


Income Tax Department

This is a computer-generated letter. Hence, signature is not required.

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like user name, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	AAKCB0126H		
Name	BRIJ SAI BUILDTECH PRIVATE LIMITED		
Address	BRIJ VILAS COLONY , OPP KAILSAH NAGAR, AWASIYA YOJNA MAUJA RAJPUR , MATHURA,VRINDAVAN , 30-Tripura, 91-INDIA, 281001		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	484900781311023
Taxable Income and Tax Details	Current Year business loss, if any	1	14,95,224
	Total Income	2	0
	Book Profit under MAT, where applicable	3	0
	Adjusted Total Income under AMT, where applicable	4	0
	Net tax payable	5	0
	Interest and Fee Payable	6	0
	Total tax, interest and Fee payable	7	0
	Taxes Paid	8	0
	(+) Tax Payable /(-) Refundable (7-8)	9	0
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0
	Additional Tax payable u/s 115TD	11	0
	Interest payable u/s 115TE	12	0
	Additional Tax and interest payable	13	0
	Tax and interest paid	14	0
	(+) Tax Payable /(-) Refundable (13-14)	15	0
Income Tax Return submitted electronically on <u>31-Oct-2023 15:36:30</u> from IP address <u>103.253.211.45</u> and verified by <u>RAKHI VARSHNEY</u> having PAN <u>CAFPV8208N</u> o n <u>31-Oct-2023</u> using paper ITR-Verification Form /Electronic Verification Code _____generated through mode _____			
System Generated Barcode/QR Code	 AAKCB0126H064849007813110230b260b003a9dca755cef6d36f5f212f3f30a1e65		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

INDIAN INCOME TAX UPDATED RETURN ACKNOWLEDGEMENT			Assessment Year 2024-25
[Where the data of the Updated Return of Income is filed in Form ITR-1(SAHJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	AAKCB0126H		
Name	BRIJ SAI BUILDTECH PRIVATE LIMITED		
Address	BRIJ VILAS COLONY , OPP KILSAH NAGAR, AWASIYA YOJNA MAUJA RAJPUR, MATHURA,VRINDAVAN, 30-Tripura, 91-INDIA, 281001		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(8A)-Updated return	e-Filing Acknowledgement Number	224111531120925
Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income as per Updated return	2	30
	Total Income as per earlier return	3	0
	Book Profit under MAT, where applicable as per Updated Return	4	6
	Adjusted Total Income under AMT, where applicable as per Updated Return	5	0
	Amount payable (+) / Refundable (-) as per Updated return	6	(+) 1,008
	Additional income-tax liability on updated income	7	2
	Net amount payable	8	1,010
	Tax paid u/s 140B	9	1,010
	Tax due (8-9)	10	0
Updated Income Tax Return submitted electronically on <u>12-Sep-2025 14:18:02</u> from IP address <u>103.253.211.144</u> and verified by <u>TANAY SAH</u> having PAN <u>GTPPS6093K</u> on <u>12-Sep-2025</u> using _____ generated through mode			
System Generated Barcode/QR Code	 AAKCB0126H0622411153112092529f6855d6338812785450d786f98854b6b4530a9		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT			Assessment Year 2025-26
[Where the data of the Return of Income in Form ITR-1(SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)			
PAN	AAKCB0126H		
Name	BRIJ SAI BUILDTECH PRIVATE LIMITED		
Address	BRIJ VILAS COLONY , OPP KAILSAH NAGAR, AWASIYA YOJNA MAUJA RAJPUR , MATHURA,VRINDAVAN , 30-Tripura, 91-INDIA, 281001		
Status	7-Private company	Form Number	ITR-6
Filed u/s	139(4)-After due date	e-Filing Acknowledgement Number	991571381271225
Taxable Income and Tax Details	Current Year business loss, if any	1	58,974
	Total Income	1A	0
	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	1,000
	Total tax, interest and Fee payable	6	1,000
	Taxes Paid	7	1,000
(+) Tax Payable /(-) Refundable (6-7)	8	0	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	9	0
	Additional Tax payable u/s 115TD	10	0
	Interest payable u/s 115TE	11	0
	Additional Tax and interest payable	12	0
	Tax and interest paid	13	0
	(+) Tax Payable /(-) Refundable (12-13)	14	0
Income Tax Return electronically transmitted on <u>27-Dec-2025 18:16:40</u> from IP address <u>103.253.211.144</u> and verified by <u>RAKHI VARSHNEY</u> having PAN <u>CAFPV8208N</u> on <u>27-Dec-2025</u> using paper ITR-Verification Form /Electronic Verification Code _____ generated through _____ mode			
System Generated Barcode/QR Code	 AAKCB0126H06991571381271225baa727c19ed2883923c5b7f1129c3517e9641044		
<u>DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU</u>			

प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या : **UPFS/2023/94434/MTH/MATHURA/2458/CFO**

दिनांक : **08-09-2023**

प्रमाणित किया जाता है कि मैसर्स **GROUP HOUSING** पता **KHASRA 154, 155, 156, 157, 159, 160, 161, 164K, MAUJA RAJPUR BANGER VRINDAVAN, MATHURA** तहसील - **MATHURA** प्लॉट एरिया **2286.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **7400.73** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	वसेमेन्ट की संख्या	ऊँचाई
BRAJ VILAS	8	1	23.70 mt.

है। भवन का अधिभोग मैसर्स **GROUP HOUSING** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **GROUP HOUSING** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

Note : In view of the recommendation report of fso. The NOC is being issued भवन को प्रयोग में लाने से पूर्व प्रस्तावित अग्नि सुरक्षा व्यवस्था को स्थापित करा कर अग्नि शमन विभाग से निरीक्षण करा कर अंतिम अनापत्ति प्रमाण प्राप्त करना अनिवार्य होगा

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"



मुख्य अग्निशमन अधिकारी

(डिजिटल रूप से हस्ताक्षरित)

NARENDRA PRATAP SINGH

DD6CB06BD3E6F9ABD467DA98CC4D7C67FC311E26

15-09-2023

निर्गत किये जाने का दिनांक : **15-09-2023**
स्थान : **MATHURA**

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.