

This is to certify that based on the financial records and documents available to us, as of the date mentioned above, the company Subh Sanket Traders Private Limited (the "Company"), which is coming up with a real estate project Shubh Kamna Heights Phase I, has no borrowings (whether secured or unsecured) as on the date of this certificate, in relation to the said real estate project.

We further confirm that the Company has certain borrowings, however, these borrowings are not associated with the said project. The details of such borrowings and charges relating to the borrowings are as follows:

Sr. No	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	AA4064483	100763215	UNION BANK OF INDIA	14-08-2023	-	-	44,33,00,000	Union MSME FIRST BRANCH D 59/98 A-14,Sigra Mahmooorganj Road,Varanasi, Varanasi, Uttar Pradesh, India, 221010	No	-
2	AA1411937	100763215	HDFC BANK LIMITED	06-02-2023	-	-	36,48,00,000	HDFC BANK HOUSE, SENAPATI BAPAT MARG,LOWER PAREL W,Mumbai, Mumbai, Maharashtra, India, 400013	No	-
3	T67767384	100684099	ICICI BANK LIMITED	20-12-2021	-	-	2,00,00,000	ICICI Bank Tower, Near Chakli Circle, Old Padra Road,Vadodara, , India, 390007	No	-
4	T54814942	100514025	ICICI BANK LIMITED	16-10-2021	-	-	30,00,00,000	ICICI Bank Tower, Near Chakli Circle, Old Padra Road,Vadodara, , India, 390007	No	-
5	G48659163	100488776	Union Bank of India	22-06-2017	-	-	1,50,00,000	Jaiswal Market, Mughalsarai,Mughalsarai, Uttar Pradesh, India, 232101	No	-
6	T89475578	100110482	State Bank of India	12-04-2017	21-02-2022	-	11,14,00,000	SPECIALISED COMMERCIAL BRANCH,KUTCHERY,VARANASI, Uttar Pradesh, India, 232101	No	-
7	T84551316	10455448	State Bank of India	11-10-2013	12-06-2020	19-02-2022	25,77,00,000	Specialized Commercial branch,Main Branch Campus , Kutchery,varanasi, Uttar Pradesh, India, 221002	No	-
8	F17191305	10438480	State Bank of India	22-07-2013	22-06-2020	21-07-2022	24,17,00,000	SPECIALISED COMMERCIAL BRANCH,KUTCHERY,VARANASI, Uttar Pradesh, India, 221002	No	-
9	B90321423	10344697	ALLAHABAD BANK	01-03-2012	23-06-2012	03-11-2013	10,00,00,000	MUGHAL SARAI BRANCH,CHANDAULI, Uttar Pradesh, India, 232101	No	-
10	G47182027	10252579	UNION BANK OF INDIA	18-11-2010	18-05-2015	09-06-2017	8,01,00,000	MUGHALSARAI BRANCH,MUGHALSARAI, Uttar Pradesh, India, 232101	No	-
11	B34982165	10099987	ORIENTAL BANK OF COMMERCE	28-03-2008	-	27-02-2012	4,00,00,000	D-58/9,A-1, SIGRA,VARANASI, Uttar Pradesh, India, 221001	No	-
12	A44638724	10032235	BANK OF BARODA	26-12-2006	-	10-04-2008	2,00,00,000	CHOWK BRANCH,CHOWK,VARANASI, Uttar Pradesh, India, 221001	No	-
13	A54265251	90370407	BANK OF BARODA	29-04-2006	-	05-02-2007	1,00,00,000	CHOWK BRANCH,VARANASI, Uttar Pradesh, India,	No	-

Please note that the charges mentioned above are related to the other businesses/ business segments of the Company and are not specifically linked to the said real estate project.

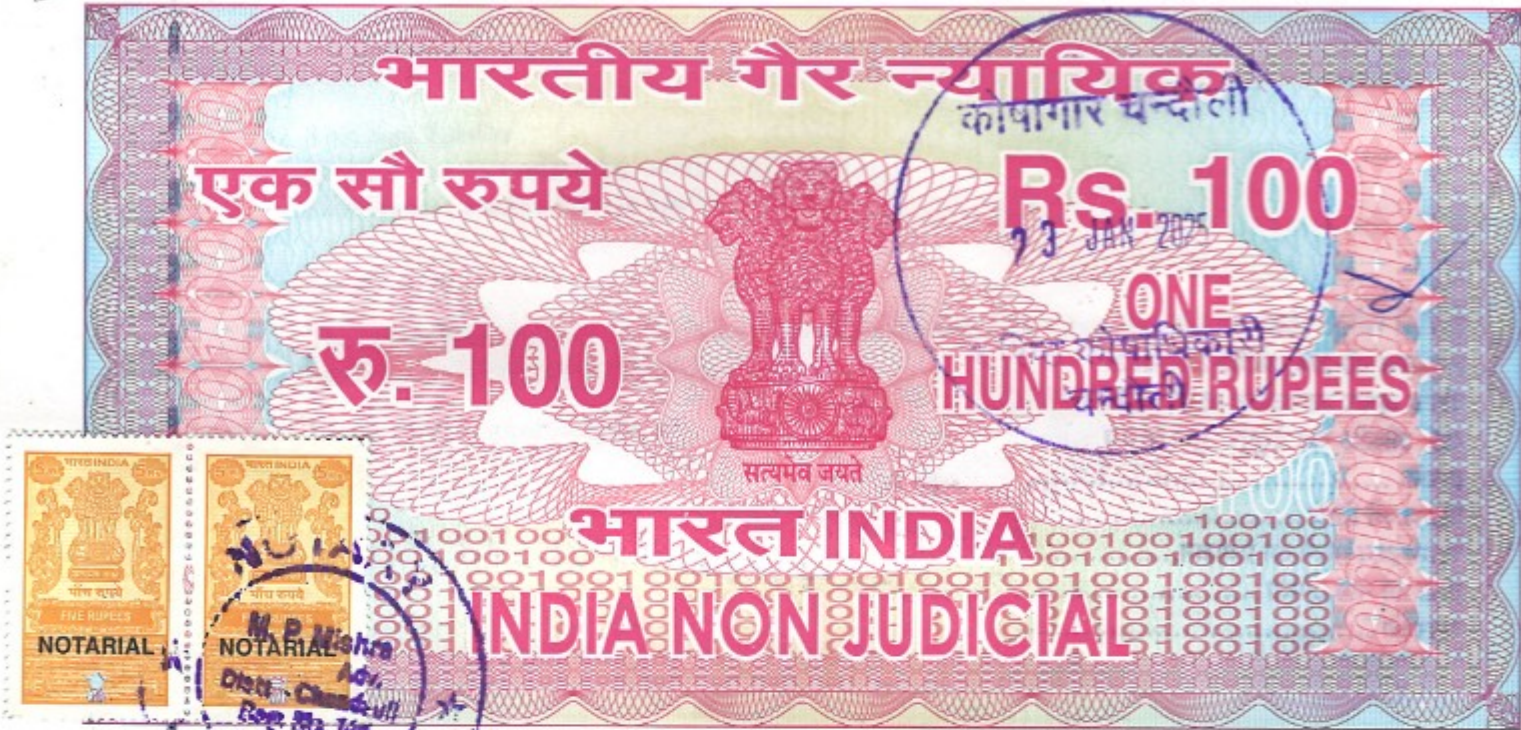
This certificate is issued at the request of the Company for the purpose of furnishing it to the UP RERA.

For M Shukla & Co.
Chartered Accountants
Firm Reg. No. 034403C



(Mohit Shukla)
Proprietor
M. No. 468552
UDIN: 24468552BKCLBP4148

Date: 26/12/2024



उत्तर प्रदेश UTTAR PRADESH

GF 189506

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhishek Tulsian, Director of Subh Sanket Traders Private Limited ("Promoter") of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 24.11.2024.

I, Abhishek Tulsian, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The mutation process of the land parcel transferred from Swaroop Commercial Company Private Limited to the promoter entity i.e. Subh Sanket Traders Private Limited for the project Shubh Kamna Heights Phase I is currently under process. We hereby undertake to furnish the necessary documentation i.e. updated Khatauni Extracts to the Uttar Pradesh Real Estate Regulatory Authority (UP RERA) within 30 days from the date of registration of our project with UP RERA. In the event that we are unable to furnish the required documents within the stipulated 30-day period, we shall seek an extension of 15 additional days for the same.
2. It is hereby declared that the total layout area of Shubh Kamna Heights Phase I shall be 23,266.40 square meters, which will be solely allocated to and belong to the said project.



M. P. MISHRA
NOTARY Distt. Chandauli
Regd. No. 305, Govt. of U.P.

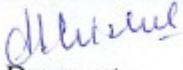
Deponent

Abhishek Tulsian
Director and Authorized Signatory
Subh Sanket Traders Private Limited

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.


Deponent




ATTESTED
M. P. MISHRA
03.04.2025
NOTARY Distt. Chandauli
Regd. No. 305, Govt. of India