

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

यूआईडी संख्या : **UPFS/2026/188662/GZB/GHAZIABAD/10352/CFO**

दिनांक : **16-02-2026**

प्रमाणित किया जाता है कि मैसर्स **A.I.H. REALTY PRIVATE LIMITED** पता **PROPOSED HOTEL BUILDING PLAN AT KHASRA No. 957,VILLAGE - MEHRAULI, NH-24,GHAZIABAD** तहसील - **GHAZIABAD** प्लाट एरिया **4549.956 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **24558.891** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

| ब्लॉक/टावर | प्रत्येक ब्लॉक में तलों की संख्या | बसेमेन्ट की संख्या | ऊँचाई |
|--|-----------------------------------|--------------------|-----------|
| 02 BASEMENT LOWER GROUND UPPER GROUND AND 12 FLOOR | 14 | 2 | 44.95 mt. |

है। भवन का अधिभोग मैसर्स **A.I.H. REALTY PRIVATE LIMITED** 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 **A.I.H. REALTY PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"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।"

Note : -



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

Rahul Pal

AC551D1C1977602518FD17F7DCFBA9B10AD96EDA

19-02-2026

निर्गत किये जाने का दिनांक : **19-02-2026**
स्थान : **GHAZIABAD**

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



सत्यमेव जयते

INDIA NON JUDICIAL



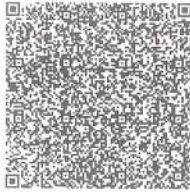
IN-UP23258836155808Y

Government of Uttar Pradesh

e-Stamp

Signature:
Acc Name KULDEEP YADAV Acc Code-UP14017204
Acc Address A Block, Sector-5, Noida, Dist
Muzaffarpur

Certificate No. : IN-UP23258836155808Y
 Certificate Issued Date : 22-Apr-2026 07:53 PM
 Account Reference : NEWIMPACC (SV)/ up14017204/ GAUTAMBUDDH NAGAR 1/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1401720441470616505440Y
 Purchased by : AIH REALTY PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AIH REALTY PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : AIH REALTY PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

For AIH Realty Private Limited

Authorised Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified on www.shcilestamp.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.

AIH REALTY PRIVATE LIMITED AIH REALTY PRIVATE LIMITED AIH REALTY PRIVATE LIMITED AIH REALTY PRIVATE LIMITED AIH REALTY PRIVATE LIMITED AIH REALTY PRIVATE LIMITED

Form-RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad, Lucknow-226007.

Sub: Affidavit/Declaration on Credit Facilities Availed for the Project on "KARYAN NINE".

1. I, Amit Aggarwal, Director of AIH Realty Pvt. Ltd, 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 "KARYAN NINE".

| Details | | |
|---------|--|---------------------|
| a. | Name of Lender | Under Process |
| b. | Address of Lender's Office / Branch | Under Process |
| c. | Date of Borrowing / First Disbursement | Yet to be confirmed |
| d. | Amount Sanctioned | Yet to be confirmed |
| e. | Amount Disbursed | Zero |
| f. | Outstanding Amount as on date of affidavit. | Zero |
| g. | Details of Project Assets given as Mortgage / Security | Yet to be confirmed |

2. I undertake that funds from the 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) 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, as required under para 10(iii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.



For AIH Realty Private Limited

Director

For AIH Realty Private Limited



Director

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 date of 22/04/2026.

For AIH Realty Private Limited



Director

Deponent



ATTENDED
K.P.S. YADAV
NOTARY PUBLIC
Reg. No.-4123

22 APR 2026

A H S G & Co. LLP

Chartered Accountants

To,
The Board of Directors
AIH Realty Private Limited
F-205, Grand Ajnara Herit Plot No. GH-01B,
Sector- Noida Gautam Buddha Nagar
Uttar Pradesh, India-201301

Independent Practitioner report on Secured/Unsecured Credit Facility availed for the Project “Karyan Nine” as of 22nd April 2026.

1. This Report is issued in accordance with the terms of our engagement letter dated 15th April 2026.
2. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
3. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
4. Based on the unaudited financial information, accounting records and other information presented before us, we hereby certify that the Company AIH Realty Private Limited (CIN: U68200UP2024PTC207962) having its registered office F-205, Grand Ajnara Herit Plot No. GH-01B, Sector- Noida Gautam Buddha Nagar Uttar Pradesh India 201301 do not have the any Secured/Unsecured credit facilities availed for the project “Karyan Nine” as at 22 April 2026. In addition, based on management undertaking any interest charged to project shall be at the prevailing rate of interest upto State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR) for the funds utilized for the project

for **A H S G & Co. LLP**
Chartered Accountants
Firm Regn. no: 017188C/C400304

AMIT Digitally signed
by AMIT GOEL
Date:
GOEL 2026.04.23
13:47:52 +05'30'

Amit Goel
Partner
Membership no. 409858
UDIN: 26409858ZZBBIG6792

Date: 23rd April 2026
Place: Noida

☎ 0191 120 4266 272
✉ ahsgllp@gmail.com

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