



INDIA NON JUDICIAL



IN-UP52416463912343Y

Government of Uttar Pradesh

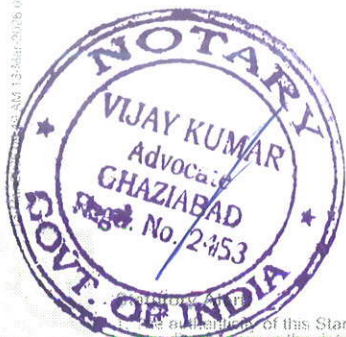
e-Stamp

Certificate No. : IN-UP52416463912343Y
Certificate Issued Date : 13-Mar-2026 09:49 AM
Account Reference : NEWIMPACC (SV)/ up14072304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407230400173375546054Y
Purchased by : AKJ REAL TECH PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AKJ REAL TECH PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : AKJ REAL TECH PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

This Stamp Paper is attached to and is an integral part of Affidavit **Form-RA8** of **Flora Homez Project** being developed by AKJ Real Tech Pvt. Ltd.



For AKJ Real Tech Private Limited

Shamf
Director

1. The authenticity of this Stamp certificate should be verified at 'www.shcstestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited 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.

Form-RA8

Affidavit for Declaration on Credit Facilities Availed for the Project

(On Company / Promoter's Letter Head)

To,

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

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

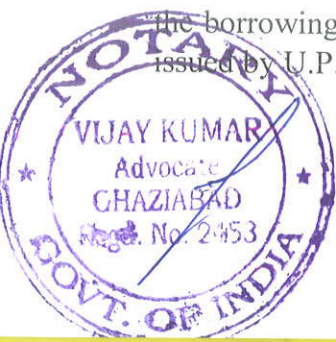
1. I, Shariq Aqeel, duly authorized by the AKJ Real Tech Private Limited, Promoter of Proposed Project, do hereby solemnly declare, undertake, and state that as on date given in the verification below the following credit facilities (secured/ unsecured) have been availed are in the process of finalization for Project **Flora Homez**.

	Details	
a.	Name of Lender	That the Promoter Company has not availed any Construction Finance / Term Loan from any Bank or Financial Institution for the aforesaid Project as on date; accordingly, the same is not applicable.
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount as on date of affidavit	
g.	Details of Project Assets given as Mortgage / Security	

2. I undertake that funds from the declared credit facility will be deposited in the Separate account only.
3. I undertake that Rs. NIL against the total credit facility has been availed from a banking institution at the prevailing rate at the bank.

And / or

4. I undertake that Rs. NIL against the total credit facility has been availed from a NBFC/ as an unsecured loan at the interest rate of NIL% per annum; however, the claim of interest amount from the separate account of the project will be limited to SBI MCLR.
5. I also confirm that the certificate given by the Chartered Accountant (including UDIN 26442632JAWGSV9978 CA. Shashank Garg, Membership no. – 442632 certifying all the borrowings as on date, as required under para 10 of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.



For AKJ Real Tech Private Limited
Shariq
Director

6. I confirm that the certificate issued by the lending bank / institution namely N.A. / No, as required under the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.
7. A future loan of Rs. 2,500 lacs is proposed to be availed for the project from N.A. (name of the bank and / or NBFC and / or Unsecured source). For the proposed loan of Rs. NIL lacs to be borrowed from NBFC / Unsecured source (out of the total loan amount of Rs. 2500 lacs), interest amount in the estimated cost of the project has been restricted to SBI MCLR which on the date is 8.80 % per annum.
8. I/ We understand that as per provision laid down in Section 11(4) (h) of RERA Act, after the execution of an agreement for sale for any apartment, plot or building, as the case may be, I/we cannot mortgage or create a charge on such apartment, plot or building, as the case may be, and if any such mortgage of charge is made or created them.

Notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building, as the case may be.

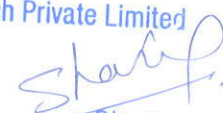
For AKJ Real Tech Private Limited

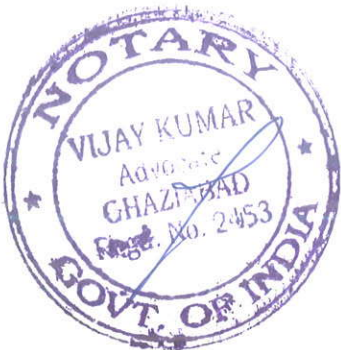
Director
Deponent

Verification

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

Verify by me at Ghaziabad, on this 18th day of May 2026.

For AKJ Real Tech Private Limited

Director
Deponent



ATTESTED

VIJAY KUMAR
Regd No. 2453
NOTARY GHAZIABAD
19/5/26

To
The UP RERA AUTHORITY
UTTAR PRADESH

On the basis of relevant documents and records of AKJ Real Tech Private Limited., (hereinafter referred to as "Promoter Company"), having CIN No. **U45209DL2021PTC391524**, its Project **Flora Homez** (RERA Registration No.- _Applied) situated at GH Plot No.- 2, Jaipuria Sunrise Greens, NH-24, Village - Shahpur Bamheta Ghaziabad, Uttar Pradesh, produced before us and as confirmed by the management, we do hereby certify that the above-mentioned Promoter Company has not taken any secured Construction Loan and No outstanding Amount Dues against secured construction loan as on 11th May 2026.

Following details of borrowing / loan as on 11th May 2026 are as follows:

	Details	
a.	Name of Lender	That the Promoter Company has not availed any Construction Finance / Term Loan from any Bank or Financial Institution for the aforesaid Project as on date; accordingly, the same is not applicable
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing / First Disbursement	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount	
g.	Details of Project Assets given as Mortgage / Security	

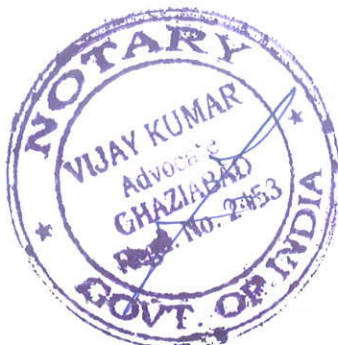
This Certificate has been issued on Specific request of the Promoter Company and it is certified that the above statement is true to the best of my knowledge & has been provided based on documents, records, unaudited books of accounts produced before me, and clarifications / explanations provided by the Company.

FOR G M B AND COMPANY
CHARTERED ACCOUNTANTS
FRN 029254C

For AKJ Real Tech Private Limited
Sharif
Director



CA SHASHANK GARG
(PARTNER)
M.NO.442632
DATE: 15-05-2026
UDIN: 26442632JAWGSV9978



ATTESTED

[Signature]
VIJAY KUMAR
Regd. No. 2453
NOTARY GHAZIABAD
19/5/26