



IN-UP19535931643519Y

e-Stamp

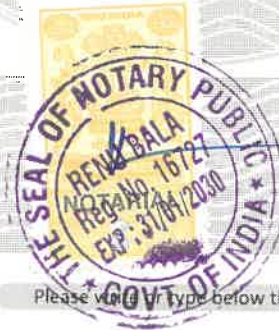
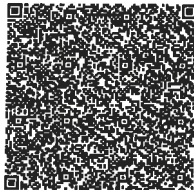
Stamp Duty Amount(Rs.)

IN-UP19535931843519Y
15-Jun-2026 05:50 PM
NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
SUBIN-UPUP1401380433394415981447Y
SMV AGENCIES PRIVATE LIMITED
Article 4 Affidavit
NA
SMV AGENCIES PRIVATE LIMITED
Not Applicable
SMV AGENCIES PRIVATE LIMITED
100
(One Hundred only)

₹100

2100210021002100

Signature _____
 Name Kanika Aggarwal ACC Code : UP14013804
 Add Noida Mobile : 9650236878
 Phone No 1800222022, Tarast & Distric G B Nagar



Please write or type below this line

NY-UP 10030931643519Y

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

शपथ पत्र

समक्ष: उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण, लखनऊ, उ० प्र०।

ओर से: राजकुमार रामरखियानी बाहैसियत निदेशक SMV AGENCIES PRIVATE LIMITED,
कार्यालय S-25, Green Park, Main Market, South Delhi, Delhi, India PIN-11016

मैं उपरोक्त शपथकर्ता शपथपूर्वक निम्न कथन करता हूँ :-

1. यह कि मेरा उपरोक्त नाम व पता सही है।
2. यह कि मैं कम्पनी उपरोक्त में बाहैसियत निदेशक, आज दिनांक तक नियुक्त चला आता हूँ।
3. यह कि मैं कम्पनी की ओर से इस शपथ-पत्र को देने के लिए अधिकृत हूँ।
4. यह कि उ०प्र० शासन द्वारा प्रतिपादित Integrated Township नीति के अंतर्गत लाईसेंस धारक SMV AGENCIES PRIVATE LIMITED द्वारा Jaipuria Sunrise Greens नाम से Village - Shahpur Bamheta, Pargana Dasna, Tehsil & Distt. Ghaziabad, Uttar Pradesh पर Integrated Township को विकसित किया जा रहा है।
5. यह कि उक्त नीति अनुसार उ०प्र० शासन द्वारा उक्त Integrated Township की DPR स्वीकृत होकर सक्षम प्राधिकरण, Ghaziabad Development Authority (GDA) द्वारा विधिवत उपरोक्त Integrated Township के विकास/निर्माण हेतु मानचित्र स्वीकृत किये गये।
6. यह कि उ०प्र० शासन द्वारा प्रतिपादित उपरोक्त Integrated Township नीति के अंतर्गत परियोजना में हो रहे विकास कार्यों/निर्मित भवनों का सम्पूर्ति प्रमाण पत्र प्राप्त करने में लाईसेंस धारक SMV AGENCIES PRIVATE LIMITED पूर्ण रूप से सहायता करेगी।
7. यह कि उपरोक्त नीति अनुसार परियोजना VEWE STREET (Phase-2) आवेदन आई०डी० नं० ID1632534 जोकि उपरोक्त Integrated Township में स्थित है, द्वारा इस शपथ पत्र के साथ संलग्न संलग्नक -1 की समस्त शर्तों पालन करने पर सम्पूर्ति प्रमाण पत्र प्राप्त करने में SMV AGENCIES PRIVATE LIMITED सहयोग करेगी, जोकि उपरोक्त परियोजना के विषय में नियमानुसार SMV AGENCIES PRIVATE LIMITED नाम से प्राप्त किया जायेगा।

शपथकर्ता

सत्यापन: मैं उपरोक्त शपथकर्ता शपथपूर्वक बयान करता हूँ कि, उपरोक्त शपथपत्र की धाराएं 1 ता 7 मेरे निजी ज्ञान व विश्वास में पूर्णतः सत्य हैं। मैं इस शपथपत्र को छुपाया नहीं गया है। ईश्वर मेरा साक्षी है।



ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

शपथकर्ता

गवाह:-

1 नाम Ambuj Tyagi
पता 369, Vishwanagar,
Shahpur, Ghaziabad
Pin - 201003

2 नाम Vinay Singh
पता Moham Nagar, G2 B, up.

15 JUN 2026



INDIA NON JUDICIAL Government of Uttar Pradesh



IN-UP73037850826470Y



e-Stamp

₹100 ₹100

Parmod Kumar

प्रमोद कुमार ACC

ला० नं० 281, 33 नवयुग नगर
को० : 9211681000 गाजियाबाद

Certificate No. : IN-UP73037850826470Y
Certificate Issued Date : 16-Jul-2026 11:19 AM
Account Reference : NEWIMPACC (SV)/ up14071204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407120439601458573179Y
Purchased by : WELCOME VERTEX PVT LTD
Description of Document : Article 4 Affidavit - Registerable
Property Description : NA
Consideration Price (Rs.) :
First Party : WELCOME VERTEX PVT LTD
Second Party : OTHERS
Stamp Duty Paid By : WELCOME VERTEX PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



₹100

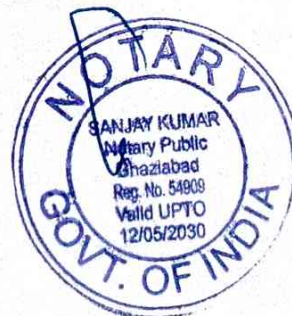


IN-UP73037850826470Y

I, WELCOME VERTEX PVT LTD

DECLARE THAT THIS E-STAMP CERTIFICATE IS BEING USED IN ORIGINAL FORM AND IS NOT A PHOTOCOPY

Please write or type below this line



[Signature]

Statutory Alert:

(1) No amount other than the value printed on the e-Stamp is payable in any form for the purchase of e-Stamp. (2) If the above information/declaration is found to be false or incorrect, I shall be personally responsible for the same. (3) The authority before whom the deed is presented shall ensure that the e-stamp is being used only for the purpose and in the name for which it was purchased. (4) The authenticity of this Stamp certificate should be verified at www.shoelstamp.com or using 'E-Stamping' Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.

FORM – RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project Weve Street Phase-II

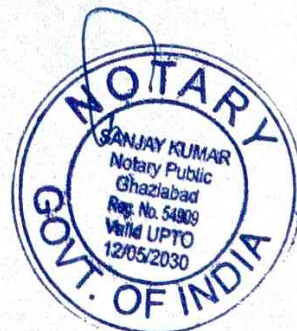
1. I, Shashank Varshney, Promoter of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured / unsecured) have been availed / are in the process of finalization for project Weve Street Phase-II

- a. Name of Lender: _____ Not Confirmed Yet _____
- b. Address of Lender's Office / Branch: _____ Not Confirmed Yet _____
- c. Date of Borrowing / First Disbursement: _____ NA _____
- d. Amount Sanctioned: _____ NA _____
- e. Amount Disbursed: _____ NA _____
- f. Outstanding Amount as on date of affidavit: _____ NA _____
- g. Details of Project Assets given as Mortgage / Security: _____ NA _____

2. I undertake that funds from the declared credit facility will be deposited in the separate account of this project only.

(Signature)

16 JUL 2026



3. I undertake that Rs. ____NA____ lacs 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. ____NA____ lacs against the total credit facility has been availed from an NBFC / as an unsecured loan at the interest rate of _8.75_ % 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) Sri / Smt. / Ms. _____, membership no. _____, certifying all the borrowings on date, as required under para 10 of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

6. I confirm that the certificate issued by the lending bank / institution namely ____NA____, as required under the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

7. A future loan of Rs. __603.96__ lacs is proposed to be availed for the project from (name of the bank and / or NBFC and / or Unsecured source). For the proposed loan of Rs. _150_ lacs to be borrowed from NBFC / Unsecured source (out of the total loan amount of Rs. _____ lacs), interest amount in the estimated cost of the project has been restricted to SBI MCLR which on the date is 8.75 % 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 or charge is made or created then 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.

Deponent,

16 JUL 2026



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 Pignani on this 16 day of July '2026.

Deponent



P
ATTESTED

SANJAY KUMAR
Advocate Notary Public
Reg. No. 54909
Valid UPTO 12/05/2030

16 JUL 2026