

DISCLOSURE FOR SECURED/UNSECURED FINANCE AVAILED FOR THE PROJECT

A. Name of the Promoter Organisation: **Skyplus Real Estates Private Limited**

B. Name of the Project: **ICONS 71**

We, Narendra Lalwani & Associates, do hereby state and submit on behalf of **M/s. Skyplus Real Estates Private Limited ("Promoter")**, that the following are the details of Secured/Unsecured finance availed by mortgaging land or Building/flat or both and serve the loan interest from '**RERA Designated Separate Bank Account**' for project - **ICONS 71**

Table 1

S. No.	Details	As on 20 th August 2025
1	Name of the Lender	Aditya Birla Housing Finance Limited
2	Address of the lender or lender branch	Indian Rayon Compound Veraval - 362266, Gujarat Branch - 15th Floor, Romell Tech Park, Nirlon Complex, Western Express Highway, Goregaon, Mumbai 400063
3	Date of borrowing/disbursement	30-Nov-24
4	Sanctioned amount	₹ 35,00,00,000/-
5	Disbursed amount	₹ 35,00,00,000/-
6	Outstanding amount	₹ 33,73,33,759/-
7	Details of Mortgage (if any)	BDR-18-20826-2024

The loan amount is used for this project only.

This certificate is issued at the specific request of M/s. Skyplus Real Estates Private Limited.

This certificate is issued in accordance with the examination of books of accounts/information details produced before us. However, we will not be responsible for future financial accountability.

For Narendra Lalwani & Associates

Chartered Accountants

FRN No.: 160244W

NARENDRA LALWANI

(CA Narendra Lalwani)

M. No.: 400975

Place: Mumbai

Date: 16th September 2025

UDIN: 25400975BNQKAM5186

Digitally signed by NARENDRA LALWANI
DN: c=IN, o=Personal, postalCode=400064,
st=Maharashtra,
serialNumber=BFAEB6A2BB0E4CF3BB1B7B925ADD
F68DB15B3DBFA651F1D603F09D324B9A0312,
cn=NARENDRA LALWANI
Date: 2025.09.16 14:21:01 +05'30'





SKYPLUS REAL ESTATES PRIVATE LIMITED

Regd. Off.: Shop No. 01, Saraswati Darshan, S. V. Road, Opp. New Era Cinema, Malad (W), Mumbai 400064.
E: cs@jpinfra.com | T: +91 022 42415678 | F: +91 022 4241 5679 | CIN: U68100MH2023PTC402168

Date: 25th August 2025

DISCLOSURE FOR SECURED/UNSECURED FINANCE AVAILED FOR THE PROJECT

A. Name of the Promoter Organisation: **Skyplus Real Estates Private Limited**

B. Name of the Project: **ICONS 71**

I, **Faizal Roshan**, Authorized Signatory, of **Skyplus Real Estates Private Limited ("Promoter")** do hereby state and submit on behalf of Promoter, that the following are the details of Secured/Unsecured finance availed by mortgaging land or Building/ flat or both and serve the loan interest from '**RERA Designated Separate Bank Account**' for project – **ICONS 71**.

Table 1

Sr. No	Details	
1	Name of the Lender	Aditya Birla Housing Finance Limited
2	Address of the lender or lender branch	15th Floor, Romell Tech Park, Nirlon Complex, Western Express Highway, Goregaon, Mumbai 400063.
3	Date of borrowing/disbursement	30 th November 2024
4	Sanctioned amount	Rs. 35,00,00,000/-
5	Disbursed amount	Rs. 35,00,00,000/-
6	Outstanding amount	Rs. 33,73,33,759/-
7	Details of Mortgage (if any)	BDR-18-20826-2024

Declaration of CA certifying that the loan amount is used for this project only is also enclosed :-



For, **Skyplus Real Estates Private Limited**
Through its Authorized Signatory
Faizal Roshan