

ELDECO HOMES DEVELOPERS 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, Uttar Pradesh – 226007

Sub: Affidavit/ Declaration on Credit Facilities Availed for the Project “Eldeco 7 Peaks Residences”

1. I, Ajay Kumar Singh, Director of Eldeco Homes Developers Limited, duly authorised 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) have been availed for the project “Eldeco 7 Peaks Residences”.

Details		
a.	Name of Lender	Vistra ITCL (India) Limited, acting as a Debenture Trustee on behalf of HDFC Capital Affordable Real Estate Fund - III and HDFC Capital AIF - 3 Scheme 2
b.	Address of lender's Office/ Branch	6th Floor, Ramon House, HT Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400020
c.	Date of Borrowing/ First Disbursement	17 th December, 2024
d.	Amount Sanctioned	Rs. 360 crores (Rupees Three hundred and Sixty Crores only)
e.	Amount Disbursed	INR 325 crores (Rupees Three hundred and Twenty Five Crores only)
f.	Outstanding Amount as on date of affidavit	INR 325 crores along with applicable interest
g.	Details of Project Assets given as Mortgage / Security	Project land situated at Plot Nos. GH-01 and GH-01A, Sector – Omicron 1A 12, Greater Noida, Uttar Pradesh and receivables thereon.

1. I undertake that funds from the declared credit facility will be deposited in the separate account only.

Regd. Off: 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi-110025, CIN: U70109DL2021PLC386190
Tel : 011-40655000, 40655100, Email id - contact@eldecoproperties.com, Website: www.eldeco-group.com

For Eldeco Homes Developers Limited



Director/Authorised Signatory

2. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri Suraj Singhal membership no. 545310 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.
3. I confirm that the certificate issued by the lending institution namely, Vistra ITCL (India) Limited, acting as a Debenture Trustee on behalf of HDFC Capital Affordable Real Estate Fund -III and HDFC Capital AIF - 3 Scheme 2, as required under para 10(iii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

For Eldeco Homes Developers Limited



Deponent

Director/Authorised Signatory

Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Delhi on this 12th day of December, 2025

For Eldeco Homes Developers Limited



Director/Authorised Signatory

Deponent

To whomsoever it may concern

Ref: DT/25-26/5222

Date: 12-12-2025

We, Vistra ITCL (India) Limited, acting as debenture trustee on behalf of "HDFC Capital Affordable Real Estate Fund -III and HDFC Capital AIF - 3 Scheme 2" ("**Lender**"), hereby certify that:

- Lender has granted a credit facility to Eldeco Group in which an amount of INR 360 crores ("**Credit Facility**") is availed against group housing project namely "Eldeco 7 Peaks Residences" ("**Project**") having land admeasuring 30,470.52 sq m. located on "Plot no GH-01 and GH-01/A, Sector – Omicron-01A, Uttar Pradesh ("**Project Land**") and out of Credit Facility, INR 342 crores has been utilized towards the project till date.
- The security provided for the Credit Facility is the Project Land, the Project, together with all rights, title, interest, receivables entitlements arising out of the Project/ Project Land and all present and future buildings, structures, constructions, furniture, fixtures, fittings, and plant and machinery constructed or installed thereon, and all rights, titles, interests, property, claims, and demands of the Promoter related to the Project and Project Land.

The necessary documentation for the charge creation with MCA website is under process.

For and on behalf of **Vistra ITCL (India) Limited**

Kondkari

Digitally signed by:

Kondkari Nazer Habib Ur

Rehman

DN: CN = Kondkari Nazer

Habib Ur Rehman C = IN

O = Personal

Date: 2025.12.12 12:24:58

+05'30'

Authorised Signatory

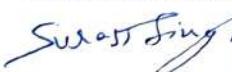
CERTIFICATE

We, on the basis information and documents produced before us by Eldeco Homes Developers Limited ("Promoter"), certify that:

- a) Vistra ITCL (India) Limited, acting as a Debenture Trustee on behalf of HDFC Capital Affordable Real Estate Fund -III and HDFC Capital AIF - 3 Scheme 2 ("Lender") has granted a credit facility to Eldeco Group in which an amount of INR 360 crores ("Credit Facility") is availed against group housing project namely "Eldeco 7 Peaks Residences" having land admeasuring 30,470.52 sq m. located on "Plot no GH-01 and GH-01/A, Sector - Omicron-01A, Uttar Pradesh ("Project Land")
- b) The Lender, out of Credit Facility till date disbursed INR 325 crores (Rupees Three Hundred and Twenty Five Crores only) to one of the Eldeco Group company namely Eldeco Infracon Realtors Limited, in its account no. 50200104889161, which subsequently transferred the same in the bank account of the Promoter having bank account no.50200062264403, further, in compliance with the norms of Greater Noida Industrial Development Authority ("GNIDA"), the payment towards the cost of the Project Land was required to be made by EIPL being a "Lead member" of the Consortium. Accordingly, the Promoter transferred the aforesaid payment to EIPL in the account no. 00322320001408, which subsequently made the payment to GNIDA.
- c) As per the records of MCA website as on date, no charge has been created by the Promoter on Project Land and as informed to us that necessary documentation for the charge creation with MCA website is under process, for the above-mentioned Credit Facility.

For Singhal Suraj & Co

Chartered Accountant


CA Suraj Singhal
Proprietor
M. No. 545310
FRN- 023177C



Date: 12-12-2025

Place-New Delhi

UDIN- 25545310BMHXBO6259

ENCUMBRANCE CERTIFICATE

WITH RESPECT TO

Project namely 'Eldeco 7 Peaks Residences' situated at Plot Nos. GH-01 and GH-01A, Sector – Omicron 1A, Greater Noida, Uttar Pradesh

ISSUED BY

HKJ & ASSOCIATES
Advocates & Consultants
2nd Floor, Manish Chambers, L.S.C.
Mayur Vihar, Phase 2, Delhi - 110091

HIGHLY CONFIDENTIAL & CLIENT PRIVILEGED
10th December, 2025

PRIVATE AND CONFIDENTIAL

To

10th December, 2025

Eldeco Homes Developers Limited
201-212, Splendor Forum, 2nd Floor,
Jasola District Centre, New Delhi-110025

Kind Attention: Mr. Ajay Kumar Singh, Director

I. INTRODUCTION

Based on the instructions given to us by Eldeco Homes Developers Limited (“Client”), we have issued this certificate (“Certificate”) solely on the basis of our review of the documents provided to us in respect of proposed commercial project namely ‘**Eldeco 7 Peaks Residences**’ on a land admeasuring 30470.52 sq. mtr. (7.52 acres) situated at Plot Nos. GH-01 and GH-01A, Sector – Omicron 1A, Greater Noida, Uttar Pradesh [hereinafter referred to as “**Project Land**”], listed at Annexure-I of this Certificate (“**Documents**”).

II. ASSUMPTIONS AND QUALIFICATIONS

- (i) Our scope, for the purpose of this Certificate, was limited only to the review of the Documents and did not involve (a) any independent investigation with respect to the information contained in the Documents or inquiry into the veracity or authenticity of any fact(s) therein; and (b) any independent searches with respect to any documents/records in respect of the Land, other than the Documents provided to us.
- (ii) We have relied solely on the Documents and the information and the contents set out therein, and have assumed correctness of such information and contents. Our observations in this Certificate are limited to issues and risks arising from a legal perspective in relation to the title of the respective owner to the Land, as analyzed by us from the Documents.
- (iii) Unless otherwise specified under this Certificate, we have not examined issues pertaining to (a) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the Land; (b) business, taxation, regulatory and financial issues of the present or previous owners of the Land; and (b) local regulations, circulars, notifications, regulations, etc. that the Land may be subject to.
- (iv) The key issues set out in this Certificate are subject to the requisitions raised by us and the same may be updated and modified upon review of the responses that may be provided to our requisitions.
- (v) We have relied solely on the Documents to determination the mortgages created upon and the on-going litigations in respect of the Land; and have not independently verified any litigation,



encumbrances arising on the Land. Further, we have not conducted any searches in: (a) any court, registry or the office of any authority in relation to any pending or threatened litigation, claim or proceeding arising on or in connection with the Land mentioned herein; and/or (b) the office of the Registrar of Companies or any other statutory authority to determine any encumbrances created/existing with respect to the Land. The Certificate has been drafted on the basis of a review of Documents made available to us in respect of the Land.

(vi) While all reasonable care has been taken to ensure that the facts stated in this Certificate are accurate and based only on the details and the documents provided to us and perused by us, neither H.K.J. & Associates, nor any of its advocate, attorney, associate, consultant, staff, employee, etc., shall in any way be responsible for the contents of this Certificate and we take no responsibility/liability for any reliance thereon by a third party. H.K.J. & Associates, (including its any advocate, attorney, associate, consultant, staff, employee, etc.) will not be liable for any consequential, incidental or punitive loss or expense in any condition or situation whatsoever.

III. CERTIFICATE

Description of the said Land	
Plot Nos. GH-01 and GH-01A, Sector – Omicron 1A, Greater Noida, Uttar Pradesh	
FLOW OF TITLE	
<ul style="list-style-type: none"> ➤ That Greater Noida Industrial Development Authority (“GNIDA”) under Scheme for builder plots at Greater Noida under scheme BRS-1/2024-25 had invited Bid(s) from various Builders for development of Group Housing on land admeasuring 30470.52 sqm at Plot Nos. GH-01 and GH-01A, Sector – Omicron 1A, Greater Noida, Uttar Pradesh (“Bid”). ➤ That pursuant to the terms of the Bid document, the Bidder is allowed to form consortium for filing the Bid and once the Bidder is selected, the Bidder shall form a Special Purpose Company (“SPC”) and subsequently SPC will carry out all the responsibility of the Bidder. ➤ That Eldeco Infrastructure and Properties Limited (being the ‘Lead Member’) and Subhagam Constructions Limited (referred as ‘Other Member’), (collectively referred as “Consortium”), in Consortium filed the aforesaid Bid and the Consortium was selected as the successful bidder, accordingly to the terms, the Consortium have selected “Eldeco Homes Developers Limited” as its SPC/Promoter to carry out all its responsibilities as the Allottee/Lessee. A copy of the Consortium Agreement enclosed as Annexure-1 ➤ Accordingly, SPC/Promoter received a letter from GNIDA on 06.03.2025 for permission of lease deed execution in favor of Eldeco Homes Developers Limited, copy of same has been attached as Annexure-2. ➤ That the SPC/Promoter on 01.04.2025 has entered into the Lease deed for the Project with GNIDA, which is duly registered on 02.04.2025 at the office of concerned Sub-Registrar, Greater Noida. A copy of the Lease Deed enclosed as Annexure-3 ➤ That the SPC/Promoter is developing the said Land under the name and style of “Eldeco 7 Peaks Residences” in planned and phase wise manner as per the building plan approved by GNIDA vide SM-20-Jun-2025:25169 dated 15.11.2025 which inter-alia includes Group Housing, commercial space, parks, utilities and common services and facilities therein, which 	



is valid for 5 years i.e. till 14.11.2030.

➤ *That the SPC/Promoter is currently seeking registration for Land area of 29,833.105 sq mtrs. comprising of 6 residential apartments, 1 convenient area (consisting of 11 Retail shops, 1 Supermarket shop & 4 Kiosk), and 1 community/ club, out of Project Land.*

POSSESSION

As per documents provided and perused by us, possession of Project Land appears to be with Promoter.

PUBLIC ACTIVITY

As per documents provided and perused it appears that said Land does not relate to any public activity/ Trust Land/ Govt. Land/ Road.

CONFIRM

a) Is there any mortgage/s or other encumbrances that have been created against the Land? If yes, kindly provide all the relevant information.
We have been informed that necessary documentation for creation of mortgage/ hypothecation on Project Land is under process.

b) Details and copies of agreements entered or Power of Attorney given with respect to the Land, if any.
Not Applicable

c) Whether the Land is subject matter to any dispute before any court of law or tribunal in India? If yes, kindly provide all the relevant information.
We have been informed that there is no such dispute on Project Land.

CONCLUSION

On perusal of documents shared in relation to the said Land, we are of the view that Eldeco Homes Developers Limited has valid and subsisting possession over the said Land, in its favour.

Trust the above is of assistance to you, if you have any further clarifications, please feel free to revert.

Yours faithfully,

For H.K.J. & Associates
H.K. Jaggi
Advocate



ANNEXURE -III
DETAILS OF LEASE DEED OF LAND

Lease Deed dated 02.04.2025 for Land admeasuring 30470.52 sqm at Plot Nos. GH-01 and GH-01A,
Sector – Omicron 1A, Greater Noida, Uttar Pradesh

Book no. -1, Registration No. 10979 at the office of concerned Sub-Registrar, Greater Noida

DETAILS OF CONSORTIUM AGREEMENT

Name of Lead member	Name of other Consortium Member	Date of Execution
Subhagyam Constructions Limited	Eldeco Infrastructure and Properties Limited	16.11.2024



BAR COUNCIL OF DELHI

(Statutory Body Under Advocates Act, 1961)

H.O.: 2/6, Siri Fort Inst. Area, Khel Gaon Marg, New Delhi-49, Ph. : 26408356/5106

Website : delhibarcouncil.com, E-mail : barcouncilofdelhi@rediffmail.com



Date of Enrolment
08/09/1977

S.No. 1348/H/4-HC ... Valid Upto 31/12/2022

HARENDER KUMAR JAGGI

ADVOCATE

Enrolment No. D/184-D/1977

M. Singh
Maninder Singh
Chairman

R. Balasubramanian
R. Balasubramanian
Member, Special Committee



Blood Group : AB+

Heart Patient : No (Yes/No)

Diabetic : No

(Yes/No)

Date of Birth : 05/03/1954

Residence : Flat No.505, Pocket-E,
Mayur Vihar, Ph-II, Delhi-110091.

Ph. : 9810078159, 22772793

Office : 2nd Floor, Manish Chambers,
LSC Mayur Vihar-II, Delhi-91.

Ph. : 9810078159, 22772666

Holder's Signature

Chintan Patel

Checked by