RAGHAV RAJ BUILDERS & DEVELOPERS LLP

DISCLOSURE FOR SECURED/ UNSECURED FINANCE AVAILED FOR THE PROJECT

21 June 2025

Name of the Promoter Organization:

RAGHAV RAJ BUILDERS AND DEVELOPERS LLP

Name of the project:

RAGHAV ANANTA

1. We, **RAGHAV RAJ BUILDERS AND DEVELOPERS LLP,** promoter of the Project, duly authorized by the promoter of the proposed project, do herby solemnly declare, undertake, and state that the following are the details of Secured/ Unsecured finance availed for the Project by mortgaging land or Building/flat or both and serve the loan interest from 'RERA Designated Separate Bank Account' for project **2302234048944841 (RAGHAV ANANTA)**

Table 1

SR. NO.	PARTICULAR	DETAILS
1.	Name of the Lender	ADITYA BIRLA FINANCE LIMITED
2.	Address of the Lender or lender branch	R-Tech Park, 9th Floor, Nirlon Complex, off. Western Express Highway, Goregaon East, Mumbai 400 063
3.	Date of borrowing/ Disbursement	10 January 2025
4.	Sanctioned Amount	45.00 Cr.
5.	Disbursed Amount	20.00 Cr
6.	Outstanding Amount	25.00 Cr

2. Declaration of CA certifying that loan amount is used for this project only is also enclosed.

For **RAGHAV RAJ BUILDERS & DEVELOPERS LLP**

RAGHAV RAJ BUILDERS AND DEVELOPERS LLP MUMBAI

Laly Sreedhar
(Authorized Signatory)

G.P. Sharma & Co LLP

Chartered Accountants

To
M/s. Raghav Raj Builders & Developers LLP
A-710, Crystal Plaza, Opp. Infinity Mall,
Off Andheri Link Road,
Andheri (West),
Mumbai – 400 053

Name of the Project:

RAGHAV ANANTA

Building No. 55, Kannamwar Nagar, Vikhroli East, Mumbai 400 083. (**"Property"**)

This is to certify that the Promoter has availed loan amounting to INR 18,67,30,500/- from Aditya Birla Finance Limited, first and exclusive charge by way of Registered Indenture of Mortgage on the Property (hypothecation and escrow of all present and future receivables arising out of units, etc).

We further certify that the said disbursed amount is being used for this Project only.

For G.P. Sharma & Co. LLP,
Chartered Accountants
Firm Registration No.: 109957W/W100247

G. P. SHARMA & CO. LLP
UTKARSH SHARMA
B. COM (F.C.A.)
Member No.147906
CHARTERED ACCOUNTANTS

CA. Utkarsh Sharma,
Partner
Membership No.: 147906
ICAI UDIN: 25147906BMIQIJ7339
Place: Mumbai
Date: June 27, 2025

The enclosed certificate is prepared based on the information given to us by M/s. Raghav Raj Builders & Developers LLP and is accordingly, given specifically for the use of M/s. Raghav Raj Builders & Developers LLP. Our conclusions are based on the completeness and accuracy of the above stated facts, which if not entirely complete or accurate, should be communicated to us immediately, as the inaccuracy or incompleteness could have a material impact on our conclusions.
Neither we, nor our Partners, owe or accept any duty of care or any responsibility to any other party, whether in contract or in tort (including without limitation, negligence or breach of statutory duty) however arising, and shall not be liable in respect of any loss, damage or expense of whatever nature which is caused to any other party.