

**Indian-Non Judicial Stamp
Haryana Government**

Date : 19/01/2026

Certificate No. T0S2026A895



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 145788758



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Shehanshah Buildwell Llp

H.No/Floor : X

Sector/Ward : X

Landmark : X

City/Village : Pitampura

District : Delhi

State : Delhi

Phone : 99*****52



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Other

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Sh. Anmol Gosain duly authorized by the promoter of the proposed project namely "THE GRAND COURTYARD" being developed at over an area measuring 3.925 Acres developed by M/s Shehanshah Buildwell LLP in the revenue estate village- Nangal Khurd, Sector-84, Tehsil and district-Sonipat.

I, Anmol Gosain duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Shehanshah Buildwell LLP has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 14.10.2030.
4. That seventy per cent of the amounts realized by M/s Shehanshah Buildwell LLP for the real estate project from the Allottees, from time to time, shall be deposited in a separate

account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, caste, creed, religion etc.

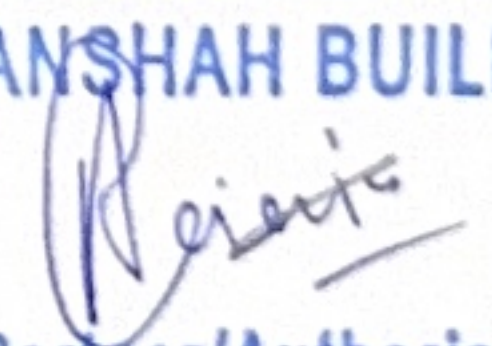
For SHEHANSHAH BUILDWELL LLP

Deponent
Partner/Authorised Signatory

Verification

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

Verified by me at Sonipat on this 03th day of April 2026.

For SHEHANSHAH BUILDWELL LLP

Deponent
Partner/Authorised Signatory