



Rahul N Kumar & Associates
Chartered Accountants

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To
Haryana Real Estate Regulatory Authority
Sonipat
Haryana

Sub: - Non-Default Certificate

It is to certify that **M/s Seagull Buildwell Pvt. Ltd.** having CIN No. U70109DL2006PTC149974 and having registered office at 306, 3rd Floor, D-Mall, Netaji Subhash Place, Pitampura Delhi - 110034 and incorporated on 21.06.2006.

1. We hereby certify that Company has not defaulted in repayment of loans or any other statutory liabilities since the date of its incorporation till date.
2. We further certify that there is no financial liability/loan from any Banking, Financial Institute and Non-Banking Financial Institute.
3. We certify that there is No loan/ mortgage/ lien on the land area measuring 32.95625 Acres falling in Village Bhigan, Tehsil Gannaur, District Sonipat under License No. 119 of 2025 dated 11.07.2025 issued for the development of an Industrial Plotted Colony. The details have been checked from MCA portal and Balance Sheet provided by the Management.
4. The Information provided REP-I Form A to H Performa by the applicant is correct as per the Books and accounts/Balance Sheet of Financial Year 2024-25. This has been checked and verified from the ITR/Books and account of the Firm.

The above statement is true & correct to the best of our knowledge.

RAHUL N KUMAR & ASSOCIATES
Chartered Accountants
(Firm's registration number: 039309N)

Rahul Kumar



Rahul Kumar
Proprietor
Membership number: 534505
UDIN: 26534505YVZ0L16710

Dated: 11th day of February 2026
Place: New Delhi

Note: The above information has been verified from the books of accounts and other information produced before us and found in accordance thereof. We believe that management has produced true and correct information before us and nothing has been concealed therein. Though utmost care has been taken, yet we disown any legal liability that may arises due to this certificate.

For SEAGULL BUILDWELL PVT. LTD.

Judith
Director/ Auth. Sign.