



I, Sheo Janam Choudhari, duly authorised by the Promoter, M/s Shalimar Skyline Private Limited, having its registered office at A-2/3, First Floor, Safdarjung Enclave, Nauroji Nagar, New Delhi – 110029, do hereby solemnly affirm, declare and state as under:

1. That as on the date of verification mentioned below, no credit facilities (secured or unsecured) have been availed or are under process of finalisation for the real estate project "Shalimar Courtyard". Accordingly, the particulars of credit facilities are as under:

S. No	Particulars	Details
a.	Name of Lender	We have not availed any loan for the aforementioned project, hence Not Applicable
b.	Address of Lender's Office / Branch	
c.	Date of Borrowing	
d.	Amount Sanctioned	
e.	Amount Disbursed	
f.	Outstanding Amount as on date of affidavit	
g.	Details of Project Assets given as Mortgage / Security	

2. Promoter undertakes that funds from the declared credit facility will be deposited in the separate account only in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016.
3. That the Promoter has enclosed herewith a certificate issued by Chartered Accountant Mr. Punit Gupta (Membership No. 412427) certifying the details of borrowings as on date, as required under Para 10(ii) of the Project Bank Account Directions issued by U.P. RERA.
4. That since no loan has been availed for the aforementioned project as on date, the certificate from the lending bank/financial institution, as prescribed under Para 10(ii) of the Project Bank Account Directions issued by U.P. RERA, is not applicable at present.
5. That the Promoter is planning to avail a secured project loan of **₹100 Crore** from a scheduled bank/financial institution for a period of **five (5) years** for the purpose of development of the project. Accordingly, an amount of **₹27.09 Crore** towards estimated interest cost has been included in the total estimated project cost, calculated at an assumed interest rate of **8% per annum for five (5) years**, (which is less than current SBI MCLR) purely on an estimated basis.

S.K. SHUKLA  
Advocate & Notary  
LN - 1/17, Gandhi Nagar  
LUDHIANA

Shalimar Skyline Pvt.Ltd.  
Authorized Signatory

6. We hereby declare that while getting the REG 3 certificates, Interest cost will be restricted to the **SBI MCLR** prevailing at the time of certification.

Shalimar Skyline Pvt.Ltd.

  
Authorised Signatory  
Deponent

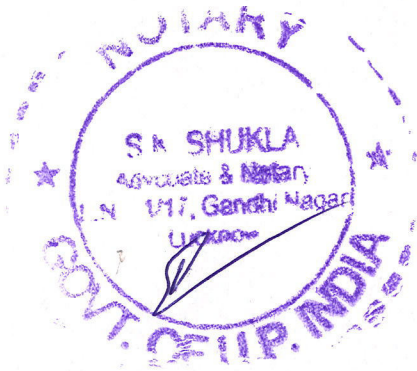
**VERIFICATION**

I, the above-named Deponent, do hereby verify that the contents of this Affidavit cum Declaration are true and correct to my knowledge and belief and nothing material has been concealed therefrom.


Verified by me at Lucknow on 30.01.2026.

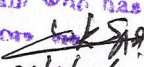
Shalimar Skyline Pvt.Ltd.

  
Authorised Signatory  
Deponent



SWORN AND VERIFIED  
BEFORE ME

  
S.K. SHUKLA  
Advocate & Notary  
L.N. - 1/17, Gandhi Nagar  
Lucknow

I know & identify the deponent  
& Recutant who has have signed  
E. before me  
  
31/1/26

**CA CERTIFICATE  
(For Borrowings of Shalimar Courtyard)**

To,  
The Uttar Pradesh Real Estate Regulatory Authority  
Lucknow Uttar Pradesh

On the basis of the information, explanations, and representations provided to us by the management of **Shalimar Skyline Private Limited**, having its registered office at A-2/3, First Floor, Safdarjung Enclave, Nauroji Nagar, New Delhi – 110029, we hereby certify that, **as on the date of this certificate**, the Company has **no secured borrowings** in respect of the project “**Shalimar Courtyard**”, situated at Railway Land Parcel at Vasundhara, Gata Nos. 2, 3, 4, 5, 6, 7, 8, 9 & 11, Village – Habibpura, Pargana Dehat Amanat, Tehsil – Sadar, District – Varanasi (U.P.).

Further, upon examination of the records available on the **MCA Portal**, no other borrowings have been reported or reflected in the **Company Master Data** as on the date of issuance of this certificate.

Furthermore, as per **Form REG-3**, the estimated interest cost of **₹27.09 Crore** represents interest on **future borrowings**, both secured and unsecured, based on management’s estimates. The interest rate considered for such proposed borrowings has been restricted to the **SBI MCLR**, in accordance with the provisions of the UPRERA Revised Bank Account Directions, 2023.

This certificate is issued at the specific request of Shalimar Skyline Private Limited for the purpose of registration of the project “Shalimar Courtyard” under the provisions of the Real Estate (Regulation and Development) Act, 2016. The certification is based on the limited information and documents produced before us by the management and is true and correct to the best of our knowledge and belief.

**Date:** 09.02.2026

**Place:** Jaipur

# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

**For Ramanand Goyal & Company**

Chartered Accountants

**FRN:** 002384C


**CA Punit Gupta**

(Partner)

**Membership No.:** 412427

**UDIN:** 26412427EPLHPY8022