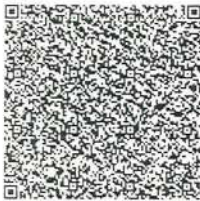




e-Stamp

Certificate No. : IN-UP62062744623845Y
 Certificate Issued Date : 18-Mar-2026 02:37 PM
 Account Reference : NEWIMPACC (SV)/ up16056004/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1605600419482891923287Y
 Purchased by : PARK TOWN COMPLEX PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : PARK TOWN COMPLEX PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : PARK TOWN COMPLEX PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

FORM -'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Bir Singh Pundir authorized representative of the Promoter duly authorized by the promoter of the proposed project, vide Board Resolution dated 03rd March, 2026.

I, Bir Singh Pundir, Authorized Representative of the Promoter duly authorized by Park Town Complex Private Limited, the promoter of the proposed project "Rosemont Residency – (Phase-01)" do hereby solemnly declare, undertake and state as under:

1. That, the Promoter has legal title to the land on which the development of the project is to be carried out.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

For Park Town Complex Private Ltd.

Authorised Signatory



19 MAR 2026

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the Promoter is 27-02-2031.

4. That, seventy per cent of the amounts realized by me/Promoter 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I / 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 utilized 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 rules and regulations made under the Act.

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 any grounds.

For Park Town Complex Private Ltd.

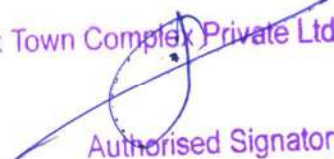

Authorised Signatory
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 19th day of March 2026.

For Park Town Complex Private Ltd.


Authorised Signatory
Deponent



ATTESTED


OM PRAKASH SINGH
Notary Ghaziabad

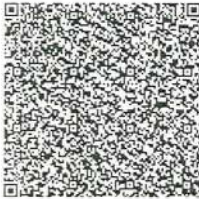
19 MAR 2026



e-Stamp



Certificate No. : IN-UP62065420226232Y
 Certificate Issued Date : 18-Mar-2026 02:38 PM
 Account Reference : NEWIMPACC (SV)/ up16056004/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1605600419489536585623Y
 Purchased by : PARK TOWN COMPLEX PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : PARK TOWN COMPLEX PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : PARK TOWN COMPLEX PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

AFFIDAVIT

This Affidavit is made at Ghaziabad on 19.03.2026 by M/s Park Town Complex Private Limited duly incorporated under the companies Act, 1956 having its registered office at 11, New Rajdhani Enclave, Vikas Marg, East Delhi, Delhi, India, 110092 through its Director and Authorized representative Mr. Bir Singh Pundir, on behalf of M/s Park Town Complex Private Limited (Promoter).

In reference to the above fact, I undertake the below mentioned required details:-

“Rosemont Residency – (Phase-01)” is completely new launched project which is proposed to be registered under category "New" project Category with no sales / booking as on date.



For Park Town Complex Private Ltd.

(Signature)
Authorised Signatory

19 MAR 2026

Vertical text on the right edge of the page: PARK TOWN COMPLEX PVT LTD PARK TOWN COMPLEX PVT LTD PARK TOWN COMPLEX PVT LTD PARK TOWN COMPLEX PVT LTD PARK TOWN COMPLEX PVT LTD

Also, it is further stated that future development is proposed to be undertaken at the said site, and the same shall be registered with the Authority in subsequent phases, in accordance with applicable laws.

I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You.

Yours Sincerely

For Park Town Complex Private Ltd.

Authorised Signatory

Mr. Bir Singh Pundir
(Director)
(Park Town Complex Private Limited)



ATTESTED
Om
OM PRAKASH SINGH
Notary Ghaziabad

19 MAR 2026

PARK TOWN COMPLEX PRIVATE LIMITED

CIN:U45400DL2007PTC163095

Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones: 011-43432222, Email : parktown1979@gmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S PARK TOWN COMPLEX PRIVATE LIMITED HELD ON TUESDAY, THE 3RD DAY OF MARCH, 2026 AT 10:00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI - 110092

“RESOLVED THAT the application for registration in the name of company be made before the Real Estate Regulatory Authority, Lucknow, Uttar Pradesh, in respect of the Project “Rosemont Residences” situated at Plot bearing No. GH-3/2, Park Town Integrated Township, Village Shahpur Bamhetta & Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Bir Singh Pundir, Director of the company be and is hereby authorized to sign the application form and other relevant documents for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter.

RESOLVED FURTHER THAT Mr. Bir Singh Pundir, be and is hereby authorized to further authorize any other person by way of an authority letter to submit the above said application & documents with the above said authority and represent the company before the authority, if needed and to complete all the legal and procedural formalities related to the above said matter.”

**Certified True Copy
For Park Town Complex Private Limited**

For Park Town Complex Pvt. Ltd.



(Uma Agarwal) Additional Signatory

Director

DIN: 01206401