

Date: 30/10/2025

To,
The President
Residents Welfare Association
Rohtas Presidential Tower
Vibhuti Khand, Gomti Nagar
Lucknow

Subject: Submission of Undertaking – Plan of work to be executed in residential premises while keeping the premises secure and separate from Commercial building

Dear Sir,

Under the directions of UPRERA officials in the online meeting held on 29.10.2025, we are submitting herewith the undertaking for your reference and information with respect to the work to be executed in residential premises while keeping the premises secure and separate from Commercial building located on Plot No. TCG 4/4, Vibhuti Khand, Gomti Nagar, Lucknow.

This Undertaking has been drafted to give the residents all the comfort and convenience as per their demand and concerns related to the security of the residential premises while eliminating any shared area between residential and commercial premises.

We have already uploaded the same undertakings on the UPRERA portal, and copies of the same are enclosed herewith for your kind reference, perusal, and acknowledgement.

Thanking you.

With warm regards,
For and on behalf of
M/s Hightown Residences Pvt. Ltd.

For HIGHTOWN RESIDENCES PVT. LTD.

Authorized Signatory

Authorized Signatory



Received at RWA
office on 30.10.25

Enclosures:

1. Copy of Undertaking dated 28/10/2025 of M/s Hightown Residences Pvt. Ltd.
2. Copy of Undertaking dated 28/10/2025 of M/s Wing Constructions & Developers Pvt. Ltd.
3. Copy of Undertaking dated 28/10/2025 of M/s Rohtas Projects Ltd.

CIN No. : U45309UP2022PTC157979



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Government of Uttar Pradesh

IN-UP11496560808943X

e-Stamp

Certificate No. : IN-UP11496560808943X

Certificate Issued Date : 28-Oct-2025 01:57 PM

Account Reference : NEWIMPACC (SV)/ up14266004/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference : SUBIN-UPUP1426600419836555353253X

Purchased by : ROHTAS PROJECTS LTD

Description of Document : Article 4 Affidavit

Property Description : Not Applicable

Consideration Price (Rs.) :

First Party : ROHTAS PROJECTS LTD

Second Party : Not Applicable

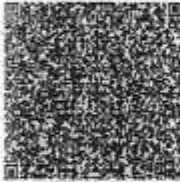
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Stamp Duty Amount(Rs.) : 100
(One Hundred only)

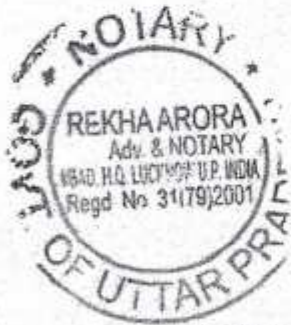
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सत्यमेव जयते



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Sworn & Verified before me

Rekha Arora
Adv. & Notary
12 Lucknow (U.P.) in

29/10/25
प्राप्ति एवं प्रेषण लिपिक
भू-सम्पदा विनियामक प्राधिकरण, उ.प्र.
लखनऊ

Rohtas Projects Limited

Authorised Signatory

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- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



UNDERTAKING

(To be filed before the U.P. Real Estate Regulatory Authority-UPRERA)

We, Rohtas Projects Limited, a company having its registered office at D-277, Vibhuti Khand, Gomti Nagar, Lucknow 226010, through our authorised signatory, hereby solemnly undertake and state as follows:

1. We are the corporate debtor with respect to the resolution plan for Rohtas Projects Limited which was approved by the Hon'ble National Company Law Tribunal (NCLT), New Delhi, on 13.12.2021 in IB-1022/2018.

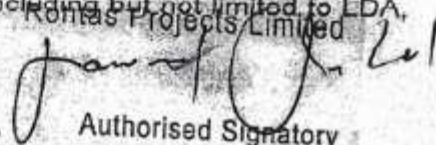
2. The approved Plan expressly contemplates acquisition of additional FSI for the project "Rohtas Presidential Arcade" situated at TC/G-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) – 226010, which was a part of this approved plan by Hon'ble National Company Law Tribunal (NCLT), New Delhi, and now been re-named as **(Joy Street)** for RERA registration and project execution purposes.

3. We acknowledge the list of pending and incomplete common-area works as set out in the RWA's complaint dated 15.09.2025 and reproduced in Annexure-A hereto. We accept that Annexure-A represents the admitted list of incomplete common services as submitted by the RWA in the said complaint.

4. We undertake to complete all works set out in Annexure-A (RWA Admitted List of Incomplete Works) in a time-bound manner. We shall carry out these works strictly utilising the surplus funds admitted in the NCLT-approved Resolution Plan. We shall commence physical execution of the works within sixty (60) days of receiving all necessary statutory approvals and access to the relevant portions of the Site. We undertake to complete the works within eighteen (18) months from the date of commencement of physical works with a grace period of 6 months, subject to force majeure and statutory delays beyond our control.

5. We shall furnish to this Hon'ble Authority and to the RWA quarterly progress reports detailing financial utilisation, physical progress, and any material impediments to completion. We shall also permit joint inspections by representatives of UPRERA and the RWA on reasonable notice.

6. We undertake to obtain all necessary permissions, NOCs and completion certificates from the concerned statutory authorities, including but not limited to LDA,

Rohtas Projects Limited

Authorised Signatory

Fire Department, Jal Nigam and other relevant departments, wherever applicable, and to comply with all statutory norms in carrying out the works.

7. No encroachment in any Open Parking of the residential Premises which have been approved by L.D.A.

8. The residential premises will be completely isolated from the commercial building through permanent walls and barricading to ensure complete safety and security to the residents while also complying with the fire safety norms.

9. A separate ramp to the basement will be constructed for the parking spaces earmarked for commercial building without interfering with the residential parking spaces.

10. A fire resistant and high strength galvanized iron mesh will be installed to segregate the commercial and residential basement parking spaces.

11. A state of the art club house along with a terrace swimming pool will be constructed just adjacent to the ramp while ensuring no access to this area from the commercial building.

12. This is in addition to the RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025).

13. All the construction will be carried out in a highly professional manner by a team of experts to ensure minimum disturbance and inconvenience to the residents.

14. This undertaking is given voluntarily and shall be binding on Wing Constructions & Developers Pvt. Ltd., its successors, legal representatives and assigns.

For and on behalf of Rohtas Projects Limited

Rohtas Projects Limited

Authorised Signatory

Authorised Signatory

Date: 28/10/2025

Place: Lucknow



Sworn & Verified
before me

Rekha Arora
Adv. & Notary
at Lucknow

RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025)

1. Basement Parking
2. Sewage Treatment Plant (STP)
3. Fire Fighting System / High Risers for all towers
4. Hydro Pneumatic System
5. Two Lifts one in Tower 'C' & one in Tower 'F'
6. CCTV to cover Driveways, Basements & Common Areas
7. Intercom facility in Towers B, C, D, E & F
8. Water Softener Plant
9. Swimming Pool with Kids Pool, Shower & Changing Room
10. Rain Water Harvesting System
11. Water Sprinkler System in Basement
12. Basement Exhaust System
13. Gym/Health Club for residents
14. Fully Furnished Club Area
15. Fully Furnished & Equipped Home Theatre
16. Terrace Lawn on Presidential Arcade (both sides)
17. Four Fully Furnished AC Rooms
18. Fully Furnished Air-Conditioned RWA Office Rooms
19. Fully Furnished Air-Conditioned Conference Room
20. Three Staff Quarters for Caretakers
21. Painting of All Towers
22. Plantation of 100 Trees
23. Finishing of Basement Lobby with Automatic Doors
24. Finishing of Basement Stairs in all Towers
25. Waterproofing of Rooftops, Planter Beds & Suspension Joints
26. Development of Kids Area (Block D & E Front)
27. Development of Outdoor Games Area (in front of Block D)
28. Creation of Society Corpus Fund with Contributions
29. Registration of Unregistered Flats



worn & Verified
before me

Rekha Arora
Adv. & Notary
10/10 Lucknow (U.P.)

Rohtas Projects Limited
[Signature]
Authorised Signatory

- 30. Washroom for Daily Helps
- 31. Shifting of Water/Sewer Lines from Basement to Main Lines
- 32. Removal of Arcade Electrical Lines/Meters/Panels from Basement
- 33. Water Connection from Jal Nigam
- 34. Replacement of Main Gate & Driveway Tiles with Heavy Duty Tiles
- 35. Rest Room/Sitting Rooms for Drivers
- 36. Obtaining of all NOCs/Completion Certificate from LDA, Fire & Other Departments

Rohtas Projects Limited
[Handwritten Signature]
Authorised Signatory



Read & Verified
before me

[Handwritten Signature]
Rekha Arora
Adv. & Notary
H.O. Lucknow, U.P. and
Regd No 31(79)2001



INDIA NON JUDICIAL



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Government of Uttar Pradesh

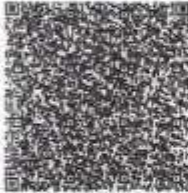
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Certificate No. : IN-UP11420639725606X
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 Unique Doc. Reference : SUBIN-UPUP1426600419867347967702X
 Purchased by : WING CONSTRUCTIONS AND DEVELOPERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : WING CONSTRUCTIONS AND DEVELOPERS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : WING CONSTRUCTIONS AND DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



₹100

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RA

Rekha Arora
Adv. & Notary
Lucknow (U.P.)

श्रीमति एवं प्रेषण लिपिक
भू-सम्पदा विनियामक प्राधिकरण, उ.प्र.
लखनऊ

WING CONSTRUCTIONS
& DEVELOPERS PVT. LTD.
DIRECTOR

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UNDERTAKING

(To be filed before the U.P. Real Estate Regulatory Authority-UPRERA)

We, Wing Constructions & Developers Pvt. Ltd., a company having its registered office at D-277-279, Vibhuti Khand, Gomti Nagar, Lucknow 226010, through our authorised signatory, hereby solemnly undertake and state as follows:

1. We are the Resolution Applicant in respect of the project "Rohtas Presidential Towers" situated at TC/G-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) - 226010.

2. Our Resolution Plan for Rohtas Projects Ltd. was approved by the Hon'ble National Company Law Tribunal (NCLT), New Delhi, on 13.12.2021 in IB-1022/2018. The approved Plan expressly contemplates acquisition of additional FSI for the Presidential Arcade and the deployment of surplus funds generated therefrom for settlement of liabilities and completion of pending works in the project.

3. We acknowledge the list of pending and incomplete common-area works as set out in the RWA's complaint dated 15.09.2025 and reproduced in Annexure-A hereto. We accept that Annexure-A represents the admitted list of incomplete common services as submitted by the RWA in the said complaint.

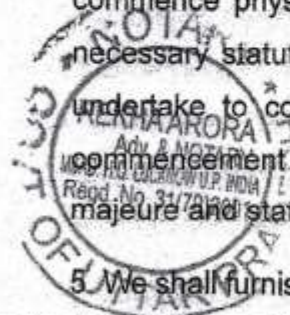
4. We undertake to complete all works set out in Annexure-A (RWA Admitted List of Incomplete Works) in a time-bound manner. We shall carry out these works strictly utilising the surplus funds admitted in the NCLT-approved Resolution Plan. We shall commence physical execution of the works within sixty (60) days of receiving all necessary statutory approvals and access to the relevant portions of the Site. We undertake to complete the works within eighteen (18) months from the date of commencement of physical works with a grace period of 6 months, subject to force majeure and statutory delays beyond our control.

5. We shall furnish to this Hon'ble Authority and to the RWA quarterly progress reports detailing financial utilisation, physical progress, and any material impediments to completion. We shall also permit joint inspections by representatives of UPRERA and the RWA on reasonable notice.

6. We undertake to obtain all necessary permissions, NOCs and completion certificates from the concerned statutory authorities, including but not limited to LDA,

WING CONSTRUCTIONS
& DEVELOPERS PVT. LTD.


DIRECTOR



Rekha Arora
Adv. & Notary

Fire Department, Jal Nigam and other relevant departments, wherever applicable, and to comply with all statutory norms in carrying out the works.

7. No encroachment in any Open Parking of the residential Premises which have been approved by L.D.A.

8. The residential premises will be completely isolated from the commercial building through permanent walls and barricading to ensure complete safety and security to the residents while also complying with the fire safety norms.

9. A separate ramp to the basement will be constructed for the parking spaces earmarked for commercial building without interfering with the residential parking spaces.

10. A fire resistant and high strength galvanized iron mesh will be installed to segregate the commercial and residential basement parking spaces.

11. A state of the art club house along with a terrace swimming pool will be constructed just adjacent to the ramp while ensuring no access to this area from the commercial building.

12. This is in addition to the RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025).

13. All the construction will be carried out in a highly professional manner by a team of experts to ensure minimum disturbance and inconvenience to the residents.

14. This undertaking is given voluntarily and shall be binding on Wing Constructions & Developers Pvt. Ltd., its successors, legal representatives and assigns.

For and on behalf of Wing Constructions & Developers Pvt. Ltd.

WING CONSTRUCTIONS
& DEVELOPERS PVT. LTD.

Authorised Signatory
DIRECTOR

Date: 28/10/2025

Place: Lucknow

RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025)

1. Basement Parking
2. Sewage Treatment Plant (STP)
3. Fire Fighting System / High Risers for all towers
4. Hydro Pneumatic System
5. Two Lifts one in Tower 'C' & one in Tower 'F'
6. CCTV to cover Driveways, Basements & Common Areas
7. Intercom facility in Towers B, C, D, E & F
8. Water Softener Plant
9. Swimming Pool with Kids Pool, Shower & Changing Room
10. Rain Water Harvesting System
11. Water Sprinkler System in Basement
12. Basement Exhaust System
13. Gym/Health Club for residents
14. Fully Furnished Club Area
15. Fully Furnished & Equipped Home Theatre
16. Terrace Lawn on Presidential Arcade (both sides)
17. Four Fully Furnished AC Rooms
18. Fully Furnished Air-Conditioned RWA Office Rooms
19. Fully Furnished Air-Conditioned Conference Room
20. Three Staff Quarters for Caretakers
21. Painting of All Towers
22. Plantation of 100 Trees
23. Finishing of Basement Lobby with Automatic Doors
24. Finishing of Basement Stairs in all Towers
25. Waterproofing of Rooftops, Planter Beds & Suspension Joints
26. Development of Kids Area (Block D & E Front)
27. Development of Outdoor Games Area (in front of Block D)
28. Creation of Society Corpus Fund with Contributions
29. Registration of Unregistered Flats



Seen & Verified
before me

Rekha Arora
Adv. & Notary
42 Lucknow (U.P.) INDIA
Regd No 31179/2001

WING CONSTRUCTIONS
& DEVELOPERS PVT. LTD.

[Signature]
DIRECTOR

30. Washroom for Daily Helps
31. Shifting of Water/Sewer Lines from Basement to Main Lines
32. Removal of Arcade Electrical Lines/Meters/Panels from Basement
33. Water Connection from Jal Nigam
34. Replacement of Main Gate & Driveway Tiles with Heavy Duty Tiles
35. Rest Room/Sitting Rooms for Drivers
36. Obtaining of all NOCs/Completion Certificate from LDA, Fire & Other Departments



worn & Verified
before me

RA
Rekha Arora
Adv. & Notary
No. 101

WING CONSTRUCTIONS
& DEVELOPERS PVT. LTD.

[Handwritten Signature]
DIRECTOR



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Government of Uttar Pradesh

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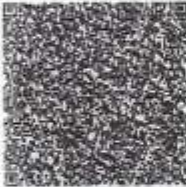


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 Purchased by : HIGHTOWN RESIDENCES PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HIGHTOWN RESIDENCES PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : HIGHTOWN RESIDENCES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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sworn & Verified before me

Rekha Arora
Adv. & Notary
12 Lucknow (U.P.) Ind
311791201

मू-सम्पदा विनियामक प्राधिकरण, उ.प्र. लखनऊ

For HIGHTOWN RESIDENCES PVT. LTD.
Authorised Signatory

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UNDERTAKING

(To be filed before the U.P. Real Estate Regulatory Authority-UPRERA)

We, Hightown Residences Pvt. Ltd., a company having its registered office at 405,406, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow 226010, through our authorised signatory, hereby solemnly undertake and state as follows:

1. We are the developer company owned by Wing Constructions and Developers Private Limited, Shashank Gupta and Parag Garg. We have executed a Builders Agreement which was registered at Deputy Registrar Sadar-II Lucknow vide Bahi No.-1, Zild No.-28168, Page No.129 to 248, Serial No.-6250 on Date - 14/06/2025 in respect of the project owned by Rohtas Projects Ltd., with a plan to develop the commercial project over the roof area of the ground floor at Plot No. TCG- 4/4, Vibhuti Khand, Lucknow, as per the latest sanctioned map by the Lucknow Development Authority ("LDA");

2. The said project was earlier known as "**Rohtas Presidential Arcade**" and has now been renamed as (**Joy Street**) in all documents submitted to the U.P. Real Estate Regulatory Authority (U.P. RERA)

3. We acknowledge the list of pending and incomplete common-area works as set out in the RWA's complaint dated 15.09.2025 and reproduced in Annexure-A hereto. We accept that Annexure-A represents the admitted list of incomplete common services as submitted by the RWA in the said complaint.

4. We undertake to complete all works set out in Annexure-A (RWA Admitted List of Incomplete Works) in a time-bound manner. We shall carry out these works strictly utilising the surplus funds admitted in the NCLT-approved Resolution Plan. We shall commence physical execution of the works within sixty (60) days of receiving all necessary statutory approvals and access to the relevant portions of the Site. We undertake to complete the works within eighteen (18) months from the date of commencement of physical works with a grace period of 6 months, subject to force majeure and statutory delays beyond our control.

5. We shall furnish to this Hon'ble Authority and to the RWA quarterly progress reports detailing financial utilisation, physical progress, and any material impediments to completion. We shall also permit joint inspections by representatives of UPRERA and the RWA on reasonable notice.

For HIGHTOWN RESIDENCES PVT. LTD.

Authorised Signatory

6. We undertake to obtain all necessary permissions, NOCs and completion certificates from the concerned statutory authorities, including but not limited to LDA, Fire Department, Jal Nigam and other relevant departments, wherever applicable, and to comply with all statutory norms in carrying out the works.

7. No encroachment in any Open Parking of the residential Premises which have been approved by L.D.A.

8. The residential premises will be completely isolated from the commercial building through permanent walls and barricading to ensure complete safety and security to the residents while also complying with the fire safety norms.

9. A separate ramp to the basement will be constructed for the parking spaces earmarked for commercial building without interfering with the residential parking spaces.

10. A fire resistant and high strength galvanized iron mesh will be installed to segregate the commercial and residential basement parking spaces.

11. A state of the art club house along with a terrace swimming pool will be constructed just adjacent to the ramp while ensuring no access to this area from the commercial building.

12. This is in addition to the RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025).

13. All the construction will be carried out in a highly professional manner by a team of experts to ensure minimum disturbance and inconvenience to the residents.

14. This undertaking is given voluntarily and shall be binding on Wing Constructions & Developers Pvt. Ltd., its successors, legal representatives and assigns.

For and on behalf of Hightown Residences Pvt. Ltd

For HIGHTOWN RESIDENCES PVT. LTD.

Authorized Signatory

Authorized Signatory

Date: 28/10/2025

Place: Lucknow

RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025)

1. Basement Parking
2. Sewage Treatment Plant (STP)
3. Fire Fighting System / High Risers for all towers
4. Hydro Pneumatic System
5. Two Lifts one in Tower 'C' & one in Tower 'F'
6. CCTV to cover Driveways, Basements & Common Areas
7. Intercom facility in Towers B, C, D, E & F
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28. Orcaion of Society Corpus Fund with Contributions



For HIGHTOWN RESIDENCES PVT. LTD.
Authorised Signatory

29. Registration of Unregistered Flats
30. Washroom for Daily Helps
31. Shifting of Water/Sewer Lines from Basement to Main Lines
32. Removal of Arcade Electrical Lines/Meters/Panels from Basement
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35. Rest Room/Sitting Rooms for Drivers
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For HIGHTOWN RESIDENCES PVT. LTD.
[Signature]
Authorized Signatory



Witnessed & Verified
before me

[Signature]
Rekha Arora
Adv. & Notary
12, Lucknow (U.P.)
Ph. 8117832001



उत्तर प्रदेश UTTAR PRADESH

GY 042441

UNDERTAKING

(To be filed before the U.P. Real Estate Regulatory Authority-UPRERA)

We, Wing Constructions & Developers Pvt. Ltd., a company having its registered office at D-277-279, Vibhuti Khand, Gomti Nagar, Lucknow - 226010, through our authorised signatory, hereby solemnly undertake and state as follows:

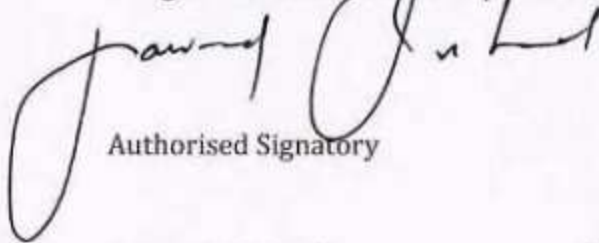
1. We are the Resolution Applicant in respect of the project "Rohtas Presidential Towers" situated at TC/G-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) - 226010.
2. Our Resolution Plan for Rohtas Projects Ltd. was approved by the Hon'ble National Company Law Tribunal (NCLT), New Delhi, on 13.12.2021 in IB-1022/2018. The approved Plan expressly contemplates acquisition of additional FSI for the Presidential Arcade and the deployment of surplus funds generated therefrom for settlement of liabilities and completion of pending works in the Project.
3. We acknowledge the list of pending and incomplete common-area works as set out in the RWA's complaint dated 15.09.2025 and reproduced in

SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

Annexure-A hereto. We accept that Annexure-A represents the admitted list of incomplete common services as submitted by the RWA in the said complaint.

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7. This undertaking is given voluntarily and shall be binding on Wing Constructions & Developers Pvt. Ltd., its successors, legal representatives and assigns.

For and on behalf of
Wing Constructions & Developers Pvt. Ltd.



Authorised Signatory

Date: 25/09/2025

Place: Lucknow

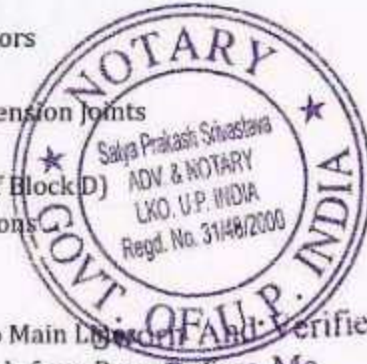


SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P., India

Annexure-A

RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025)

1. Basement Parking
2. Sewage Treatment Plant (STP)
3. Fire Fighting System / High Risers for all towers
4. Hydro Pneumatic System
5. Two Lifts - one in Tower 'C' & one in Tower 'F'
6. CCTV to cover Driveways, Basements & Common Areas
7. Intercom facility in Towers B, C, D, E & F
8. Water Softener Plant
9. Swimming Pool with Kids Pool, Shower & Changing Room
10. Rain Water Harvesting System
11. Water Sprinkler System in Basement
12. Basement Exhaust System
13. Gym/Health Club for residents
14. Fully Furnished Club Area
15. Fully Furnished & Equipped Home Theatre
16. Terrace Lawn on Presidential Arcade (both sides)
17. Four Fully Furnished AC Rooms
18. Fully Furnished Air-Conditioned RWA Office Rooms
19. Fully Furnished Air-Conditioned Conference Room
20. Three Staff Quarters for Caretakers
21. Painting of All Towers
22. Plantation of 100 Trees
23. Finishing of Basement Lobby with Automatic Doors
24. Finishing of Basement Stairs in all Towers
25. Waterproofing of Rooftops, Planter Beds & Suspension Joints
26. Development of Kids Area (Block D & E Front)
27. Development of Outdoor Games Area (In front of Block D)
28. Creation of Society Corpus Fund with Contributions
29. Registration of Unregistered Flats
30. Washroom for Daily Helps
31. Shifting of Water/Sewer Lines from Basement to Main Lobby
32. Removal of Arcade Electrical Lines/Meters/Panels from Basement
33. Water Connection from Jal Nigam
34. Replacement of Main Gate & Driveway Tiles with Heavy Duty Tiles
35. Rest Room/Sitting Rooms for Drivers
36. Obtaining of all NOCs/Completion Certificate from LDA, Fire & Police Departments



SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

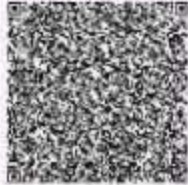
(Handwritten Signature)



e-Stamp

VIMAL SRIVASTAVA
UPECOLUP15120904
Licence No.: 870
Mob. No.: 9818000734
Pandey Tola, Aliganj, Lko. (U.P.)

Certificate No.	: IN-UP23170619702424X
Certificate Issued Date	: 02-Sep-2025 02:15 PM
Account Reference	: NEWIMPACC (SV)/ up15120904/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1512090443827953650279X
Purchased by	: HIGHTOWN RESIDENCES PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: HIGHTOWN RESIDENCES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: HIGHTOWN RESIDENCES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Affidavit cum Undertaking

(For Registration of Project under RERA)

I, Javed Irshad S/o Irshad Azami aged 51 years R/o H. N. 6/26, Vineet Khand, Gomti Nagar, Lucknow 226010 authorized signatory and Promoter Hightown Residences Private Limited, having its Regd. Office situated at 405-406, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh 226010 of the proposed project "JOY STREET" do Hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of JOY STREET situated at Plot No./Survey No.: TC/G-4/4 [Tehsil] Lucknow, before Uttar Pradesh Real Estate Regulatory Authority (UP RERA).

Sworn And Verified
Before Me

SATYA PRAKASH SRIVASTAVA
Statutory
Advocate & Notary
Lucknow

Javed Irshad 11 Page

1. The authenticity of this e-Stamp Certificate shall be verified at www.shreebhag.com or using e-Satta Mobile App of State Holding Corporation, Lucknow. 2. The e-Stamp Certificate and its details are available on the website / Mobile App window if needed. 3. For more details regarding the Notary and the uses of the certificate, visit the website: www.shreebhag.com

2. That we are developing **Total 96 Commercial Units** and till date we have not advertised, marketed, sold, or offered for sale or invited any person to purchase in any manner any Plots in the project or any part thereof.
3. That we have not accepted any advance payment nor taken any booking in the said project and part of it till date.
4. That there is no other project registered in RERA on the same Gata number as mentioned above in point 1.

Javed Irshad
Deponent

I, **Javed Irshad S/o Irshad Azami** aged **51** years R/o **H.N. 6/26, Vineet Khand, Gomti Nagar, Lucknow 226010** authorized signatory and Promoter of **Hightown Residences Private Limited**, having its Regd. Office situated at **405-406, Eldeco Corporate Tower, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh 226010** do hereby declare that the contents in para no. 1 to 4 of my above affidavit are true and correct.

This Affidavit is verified at Lucknow on 3rd September' 2025



Sworn And Verified
Before Me

Satya Prakash Srivastava
SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P., India

Javed Irshad
Deponent