

RATHI AGARWAL & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

Form — REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Certification work Assigned vide letter No: PT/RERA/Rosemont/25-26/ 01 Dated: - 20.03.2026

Information as on 18.03.2026

Certificate of Amount incurred on Rosemont Residency - (Phase-01) [Registration No. - Applied for Registration] for Acquisition and Development of land and/or Construction of 4 Towers and a Club situated on Plot No.GH-3/2, Parktown, demarcated by its boundaries (latitude and longitude of the end-points 28.655938 N,77.482925E to the North, 28.653858N,77.482822E to the South, 28.655402N,77.484249E to the East, 28.654607 N, 77.481701E to the West of Village Shahpur Bamheta, Tehsil & District Ghaziabad, PIN - 201002, admeasuring 13,880.68 Sq. Meter area, Development Authority - Ghaziabad Development Authority, Ghaziabad, being developed by Park Town Complex Private Limited [Promoter ID - UPRERAPRM1557], having Separate A/c No. 230000000000113 Bank Name - AU Small Finance Bank.

PART-A

		Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
S.No.	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost (a) Acquisition cost of land and legal cost on land transaction:	1,097.59	1,025.04	72.55	1,097.59
	(a.1) For Project Estimation Purpose				
	i-In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is. higher.	1,025.04	1,025.04	0.00	1,025.04
	ii- In case of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	72.55	0.00	72.55	72.55
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in	0.00	0.00	0.00	0.00

Office: 206-B, Center Point, Near Kadiwala School, Ring Road, Surat-395002, Gujarat
Contact: 8306457500, 8690618380, 0261-4046683, **E-Mail:** rathiarvind1985@gmail.com

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U.P. RERA.				
TOTAL OF LAND COST-For Project Estimation Purpose	1,097.59	1,025.04	72.55	1,097.59
(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
i- In case of acquisition through Purchase, the actual purchase price will be considered.	437.63	437.63	0.00	437.63
ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner	79.39	0.00	79.39	79.39
iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	0.00	0.00	0.00	0.00
TOTAL OF LAND COST - For % completion and withdrawal purpose	517.02	437.63	79.39	517.02
(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any,	0.00	0.00	0.00	0.00
(c) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	0.00	0.00	0.00	0.00

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	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan borrowing provided such loan/borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilized for purchase of land c) paid to the Competent Authority for acquisition of land	0.00	0.00	0.00	0.00
	TOTAL OF LAND COST				
1A	-For Project Estimated Purpose i.e. a.1+b+c+d	1,097.59	1,025.04	72.55	1,097.59
1B	-For Withdrawal Purpose i.e. a.2+b+c+d	517.02	437.63	79.39	517.02
2	Project Clearance Fees				
	(a) Fees paid to RERA	2.57	0.00	0.00	0.00
	(b) Fees paid to Local Authority	789.22	0.00	567.22	567.22
	(c) Consultant/Architect Fees (directly attributable to project)	443.41	0.00	128.67	128.67
	(d) Any other (specify)	0.00	0.00	0.00	0.00
	TOTAL OF FEES PAID	1,235.20	0.00	695.89	695.89
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	0.00	0.00	0.00	0.00
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	0.00	0.00	0.00	0.00
	(c) Cost of materials actually purchased;	9,545.98	0.00	0.00	0.00
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	38,183.95	0.00	0.00	0.00
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	47,729.93	0.00	0.00	0.00

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3B	Cost of Construction and Development Incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	47,729.93	0.00	0.00	0.00
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	47,729.93	0.00	0.00	0.00
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: a) paid to Financial Institution, Scheduled Banks, NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)"	1,237.50	0.00	0.00	0.00
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C+ S No. 3D)	48,967.43	0.00	0.00	0.00
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A+S No. 2+ S No. 3E)	51,300.23	1,025.04	768.44	1,793.48
4B	-For% completion of the project and withdrawal purpose (S No. 1B+S No. 2+S No.3E)	50,719.65	437.63	775.28	1,212.91
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2/Amount in Row 3 of REG-2) x100			0.00%	
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B/Col.3 of S No. 4B)			2.39%	
7	Total amount received from allottees till date since Inception of the Project			0.00	
8	70% Amount to be deposited in Separate Account (70%* S No. 7)			0.00	
9	Loan sanctioned for the project till date (secured and unsecured both)			0.00	
10	Loan disbursed for the project till date (secured and unsecured both)			0.00	
11	Interest on deposits (flexi facility) credited to the Separate account			0.00	

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12	Total amount to be credited In the Separate Account till date (S No. 8+S No. 10+S No. 11)	0.00
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	1,212.91
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	0.00
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	0.00
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate A/c as on date	0.00
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16-S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13+S No. 14-S No. 15))	0.00
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	0.00
21	Amount that can be finally transferred to the Transaction account (S No. 19- S No. 20)	0.00

RATHI AGARWAL & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

This certificate is being issued on specific request of M/s Park Town Complex Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans borrowings.

OR

Note: ~~I/We report that the land parcel for this project has been mortgaged in other projects/for loans borrowings for other purpose also.~~

For RATHI AGARWAL & ASSOCIATES LLP

Chartered Accountants

(Registration Number:136053W)

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KUMAR
RATHI

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Date: 2026.03.21
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ARVIND KUMAR RATHI

Partner

Membership Number: 139476

UDIN: 26139476TUIJND1323

Place: Surat

Date: 21/03/2026

RATHI AGARWAL & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

Form — REG-3 CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Certification work Assigned vide letter No: PT/RERA/Rosement/25-26/ 01

Dated: - 20.03.2026

Information as on 18.03.2026

Certificate of Amount incurred on Rosemont Residency - (Phase-01) [Registration No. - Applied for Registration] for Acquisition and Development of land and/or Construction of 4 Towers and a Club situated on Plot No.GH-3/2, Parktown, demarcated by its boundaries (latitude and longitude of the end-points 28.655938 N,77.482925E to the North, 28.653858N,77.482822E to the South, 28.655402N,77.484249E to the East, 28.654607 N, 77.481701E to the West of Village Shahpur Bamheta, Tehsil & District Ghaziabad, PIN - 201002, admeasuring 13,880.68 Sq. Meter area, Development Authority - Ghaziabad Development Authority, Ghaziabad, being developed by Park Town Complex Private Limited [Promoter ID - UPRERAPRM1557], having Separate A/c No. 230000000000113 Bank Name - AU Small Finance Bank.

PART-B

I/ We also certify that:

Out of the amount reported in **Column 6** of **S No. 4B** above:

- (a) Rs. **1,212.91** Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- (b) Rs. **Nil** Lacs is the amount for which bills/ invoices from the biller/vendor/ contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the biller/ vendor/ contractor in their bank account as per the list given below.
- (c) Rs. **Nil** Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with that allottee.

S NO	Name of the vendor/ Contractor/ Allottee	Amount due	Amount due towards	Bank name	IFSC	Bank Account No.
1	Nil	0.00	0.00	Nil	Nil	Nil
2	Nil	0.00	0.00	Nil	Nil	Nil
	Total	0.00	0.00	Nil	Nil	Nil

Office: 206-B, Center Point, Near Kadiwala School, Ring Road, Surat-395002, Gujarat
Contact: 8306457500, 8690618380, 0261-4046683, **E-Mail:** rathiarvind1985@gmail.com

RATHI AGARWAL & ASSOCIATES LLP

CHARTERED ACCOUNTANTS

This certificate is being issued on specific request of M/s Park Town Complex Private Limited for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For RATHI AGARWAL & ASSOCIATES LLP

Chartered Accountants

(Registration Number:136053W)

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ARVIND KUMAR RATHI

Partner

Membership Number: 139476

UDIN: 26139476TUIJND1323

Place: Surat

Date: 21/03/2026



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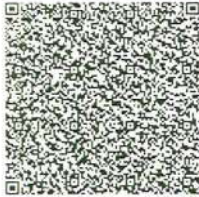
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Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP62057284331182Y
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 Account Reference : NEWIMPACC (SV)/ up16056004/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1605600419474089891752Y
 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

This stamp paper forms part of Form RA-8 Affidavit.



BIRSINGH PUNDIR

Digitally signed by BIRSINGH PUNDIR Date: 2026.04.25 17:12:37 +05'30'

25 APR 2026

PARK TOWN COMPLEX PRIVATE LIMITED

CIN : U45400DL2007PTC163095

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

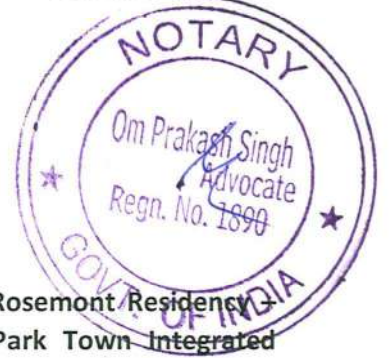
Phones: 011-43432222, Email : parktown1979@gmail.com

Form-RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

Dated: 25.04.2026

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, Rajya Niyojan Sansthan,
Kalkankar House, Old Hyderabad,
Lucknow -226007, Uttar Pradesh



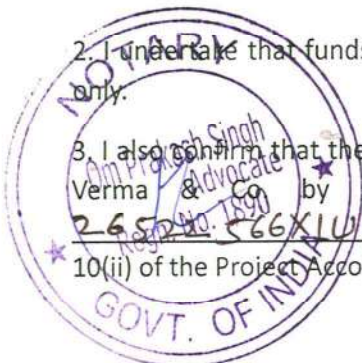
Sub: Affidavit / Declaration on Credit Facilities Availed for the Project "Rosemont Residency (Phase-01)" (Application ID: ID1955819), situated on Plot No.GH-3/2, Park Town Integrated Township, Village Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh

1. I, PARK TOWN COMPLEX PRIVATE LIMITED Promoter of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured /unsecured) ~~have been availed-~~ are in the process of finalization for project "Rosemont Residency – (Phase-01)" (Name of Project), RERA Registration Number: Applied For (Application ID: ID1955819).

	Details	
a.	Name of Lender	Not Finalised
b.	Address of Lender's Office / Branch	Not Finalised
c.	Date of Borrowing / First Disbursement	Not Yet Borrowed
d.	Amount Sanctioned	Proposed to obtain loan approx. Rs. 50,00,00,000/- (Rs. Fifty Crore only)
e.	Amount Disbursed	Nil
f.	Outstanding Amount as on date of affidavit.	Nil
g.	Details of Project Assets given as Mortgage/Security	Proposed to provide Equitable mortgage on Project Assets including Land and Building with super structure.

2. I undertake that funds from the declared credit facility will be deposited in the separate account only.

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) M/s. Viresh Verma & Co by Proprietor, Mr. Viresh Verma, Membership No. 522566; UDIN: 265241-566XUNBR13AS certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.



25 APR 2026

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4. I confirm that the certificate issued by the lending bank/ institution namely, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit. – **Not Applicable, as the Lender is not Finalised till yet.**

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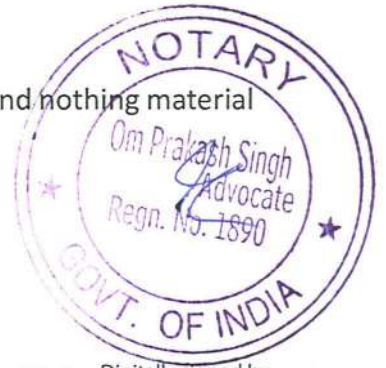
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BIRSINGH PUNDIR
Date: 2026.04.25
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Deponent

Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been Concealed by me therefrom

Verified by me at Ghaziabad on this 25th date of April' 2026

Enclosed : CA Certificate



BIRSINGH
PUNDIR

Digitally signed by
BIRSINGH PUNDIR
Date: 2026.04.25
17:09:37 +05'30'
Deponent



ATTESTED
[Signature]
OM PRAKASH SINGH
Notary Ghaziabad

25 APR 2026



VIRESH VERMA & CO.

CHARTERED ACCOUNTANTS

TO WHOMSOEVER IT MAY CONCERN

We have seen and verified the books of accounts and records of **M/s Park Town Complex Private Limited** having its Registered Office at 11, New Rajdhani Enclave, Vikas Marg, Delhi - 110 092. On the basis of our verification and based on the information provided by the Management of the Company, to the best of our knowledge & belief, we hereby certify that: The abovementioned Company **on the date of application** for Registration of Project i.e. "Rosemont Residency – (Phase-01)" (Name of Project), RERA Registration Number: Applied for (application ID: ID1955819), situated on Plot No.GH-3/2, Park Town Integrated Township, Shahpur Bamheta, Ghaziabad (Uttar Pradesh) **and as on date** has not availed any loan (Secured or Unsecured) related to the Project. We have also verified the data of the above said company on MCA Portal as on date and found the following charges registered by the company:

Sl. No.	SRN	Charge ID	Charge Holder Name	Date of Creation	Amount (In Rs.)	Address	Whether Charge Registered by other entity
1	AA2264986	100710432	HDFC BANK LIMITED	21-04-2025	74,76,350/-	HDFC Bank House, Senapati Bapat Marg, Lower Parel, W, Mumbai, Maharashtra, India 400013	No

We do also hereby certify that that the above said charge is related to a vehicle loan obtained by the company and is not related to the above said project under consideration. We do hereby further certify that:

1. The total estimated interest cost for the project, as considered under the aforesaid head, amounts to ₹ 1,237.50 Lakhs (Rupees One Thousand Two Hundred Thirty-Seven Lakhs and Fifty Thousand only), which is computed @ interest rate of 8.70% i.e. SBI's Annual MCLR Rate on proposed loan of Rs. 50,00,00,000/- (Rs. Fifty Crore Only) for a duration of Fifty-Four (54) Months.
2. It is further certified that the company is in the process to apply for sanction of the loan/borrowings from Financial Institutions, Scheduled Banks, or NBFCs for the said project, which will be most beneficial to the company. The company, however, proposes to obtain such loan/borrowings in due course for the purpose of project execution.



VIRESH VERMA & CO.

CHARTERED ACCOUNTANTS

3. Accordingly, the interest amount stated above is purely an estimated/projected figure, based on management representations and projected financial arrangements.
4. Further, based on the verification carried out by us and the information provided, the proposed borrowings shall be utilized for the construction and development of the said project, in line with the applicable provisions of the Real Estate (Regulation and Development) Act, 2016 and rules made thereunder.

This certificate has been issued on receiving the request from the Company for further submission to Uttar Pradesh Real Estate Regulatory Authority, Lucknow.

This certificate has been issued based on the books of accounts, records, documents, and information provided by the management and relied upon by us. No independent audit or verification has been carried out except to the extent considered necessary. This certificate is issued solely for the specific purpose requested and should not be used for any other purpose without our prior written consent.

For Viresh Verma & Co.

Chartered Accountants

VIRESH Digitally signed
by VIRESH
VERMA

VERMA Date: 2026.04.25
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Viresh Verma

Proprietor

Membership Number:522566

UDIN: 26522566XIUNBR1395

Date: 25th April 2026

Place: New Delhi