

FORM -'B'

[See rule 3(4)]

Project: "Cosmos Corner" situated at Group Housing Plot No. 7B/GH-1, Siddharth Vihar Yojna, Ghaziabad 201009, Uttar Pradesh admeasuring 22,582 Sq. Mtr.

Affidavit cum Declaration

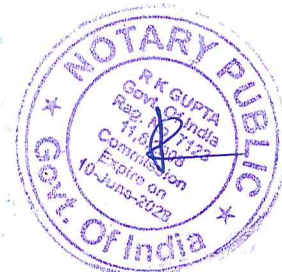
Affidavit-cum-Declaration of Mr. Ravikant Upadhyay S/o Shri Bramha Nand duly authorized by the promoter of the proposed project, vide its authorization dated 30.03.2026.

I, Ravikant Upadhyay S/o Shri Bramha Nand duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I have a legal title to the land on which the development of the project is proposed.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 29.04.2031.
4. That, seventy per cent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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, promoter shall take all the pending approvals on time from the competent authorities.

For Cosmos Reit Pvt. Ltd.


Authorized Signatory



07 MAY 2026

9. That, promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / 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 Cosmos Reit Pvt. Ltd.


Authorized 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 7th day of May 2026

For Cosmos Reit Pvt. Ltd.


Authorized Signatory

Deponent



ATTESTATION
R. K. GUPTA
Notary Public
Govt. of India

07 MAY 2026

AFFIDAVIT

This Affidavit is made at Ghaziabad on 18th April 2026 by Cosmos Reit Pvt. Ltd. duly incorporated under the companies Act, 1956 having its registered office at BF-33, Aditya City Centre, Plot No. GH-03, Vaibhav Khand, Indirapuram, Ghaziabad 201014, Uttar Pradesh through its Authorized representative Mr. Ravikant Upadhyay on behalf of M/s Cosmos Reit Pvt. Ltd. (Promoter).

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

'Cosmos Corner' is completely new launched project which is registered under category "New" project Category, with no sales / booking as on date.

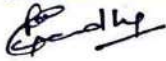
Also, it is further stated that there will be no more future project registration at this site, Plot No. 7B/GH1, Siddharth Vihar Yojna, Ghaziabad, by the promoter.

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

Thanking You.

Yours Sincerely
For Cosmos Reit Pvt Ltd.

For Cosmos Reit Pvt. Ltd.



Authorized Signatory



ATTESTATION
R. K. GUPTA
Notary Public
Govt. of India

22 APR 2026

11-3-26

COSMOS REIT PRIVATE LIMITED

CIN: U70109UP2022PTC165297

Regd. Office: BF – 33, Aditya City Centre, Plot No. GH-03, Vaibhav Khand,
Indrapuram, Ghaziabad, UP; Email: infocosmosreit@gmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S COSMOS REIT PRIVATE LIMITED HELD ON MONDAY, 30th March, 2026 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BF-33, ADITYA CITY CENTRE, PLOT No: GH-03, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD, UTTAR PRADESH 201014

RESOLVED THAT Mr. Ravikant Upadhyay (Adhaar Number 8082 6551 7465) be and is hereby authorized representative of the Company for **Project** and **Bench Purposes** to represent the company in front of Uttar Pradesh Real Estate Regulatory Authority.

For Certified True Copy
For Cosmos Reit Private Limited
For COSMOS REIT PVT. LTD.


Director

(Ashish Agarwal)
Director
DIN: 00972907