



# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL62358699258860S  
 : 29-Jul-2020 12:04 PM  
 : IMPACC (IV)/ dl777203/ DELHI/ DL-DLH  
 : SUBIN-DL77720333221011909485S  
 : COUNTRYWIDE PROMOTERS PVT LTD  
 : Article 4 Affidavit  
 : Not Applicable  
 : 0  
 : (Zero)  
 : COUNTRYWIDE PROMOTERS PVT LTD  
 : Not Applicable  
 : COUNTRYWIDE PROMOTERS PVT LTD  
 : 10  
 : (Ten only)



Please write or type below this line.....



XXX — This stamp paper is an Integral part  
of this Affidavit — XXX

4.84

#### Scammer Alert

1. The authenticity of e-stamp certificate should be verified at [www.shoestamp.com](http://www.shoestamp.com). Any discrepancy in the details on the Certificate and its validity on the website should be reported.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please refer the Competent Authority.

[See rule 3(3)]

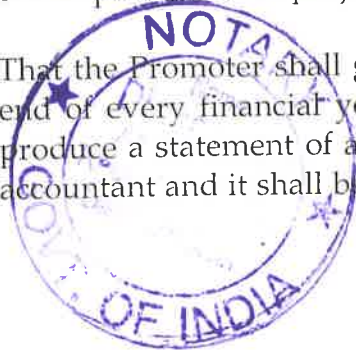
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Rakesh Roshan** S/o Sh. Shyam Prasad R/o 7, Barakhamba Road, New Delhi-110001 director of **M/s Countrywide Promoters Private Limited.**, a company registered under the Companies Act, 1956 and having its registered office at OT-14, 3rd Floor, Next Door Parklands, Sector-76 Faridabd Faridabad HR 121004 IN Promoter of the proposed project.

I, **Rakesh Roshan**, director of the Promoter Company of the proposed project known as **District Walk B**, affirming this affidavit based on the information provided by the Head of the Department of Finance, Accounts, Legal and Land Amortization etc.

1. That the person's as mentioned in the land schedule of the license has a legal title to the land on which the development of the proposed project is to be carried out and authenticated copy of the agreement between such owner and promoter for development of the real estate is enclosed herewith.
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed Promoter is **01/08/2024.**
4. That henceforth seventy per cent of the amounts realized by the 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 by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Promoter 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 the 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



*[Handwritten signature]*

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 apply and endeavor to take all the pending approvals on time, from the competent authorities.
9. That the Promoter shall furnish such other documents as may be required under the Act and the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc. and shall continue the same practice.

  
DEPONENT

#### VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this the 30<sup>th</sup> day of July 2020.

  
DEPONENT

