



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.)

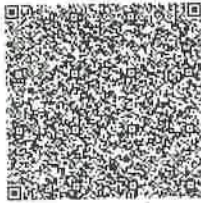
First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL78176332546003S
: 10-Sep-2020 12:13 PM
: IMPACC (IV)/ dl777403/ DELHI/ DL-DLH
: SUBIN-DL77740363688996854014S
: 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

DOCUMENT AT 10:10:10

Ref-II



X Y This Stampbook is a part of Affidavit X Y

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.delhistamp.com. Any discrepancy in the details of this Certificate shall be available on the website www.delhistamp.com is invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'REP-II'

[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 102 Eden Estate, affirming this affidavit based on the information provided by the Head of the Department of Finance, Accounts, Legal and Land Amortization etc.

1. That, M/s Precision Infrastructure Private Limited., Utkarsh Realtech Private Limited, Superbelts Private Limited Eventual Builders Private Limited Saraswati Kunj Infrastructure Private Limited Countrywide Promoters Private Limited M/s Mega Infrastructure Projects Private Limited, Druzba Overseas Private Limited. a legal title to the land on which the development of the proposed project is to be carried out and 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.

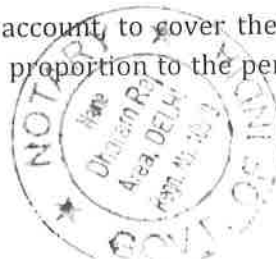
- i. *Explanation.*—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is free from all encumbrances or That details of encumbrances *Mortgaged with Indus Ind Bank* including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

3. That the time period within which the project shall be completed by [me/promoter] is April 30, 2024.

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 by [me/the promoter] in proportion to the percentage of completion of the project.



NAME OF THE PROJECT
102 Eden Estate

6. That the amounts from the separate account shall be withdrawn [me/ 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 [I/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 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 [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/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 the grounds of sex, cast, creed, religion etc.


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 Delhi on this 11 day of September 2020


Deponent



ATTESTED

NOTARY PUBLIC
DELHI (INDIA)
11 SEP 2020