



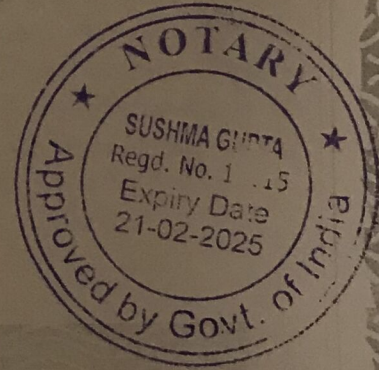
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

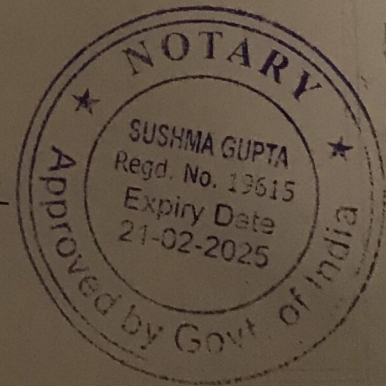
### e-Stamp

Certificate No.	: IN-DL32425209088379T
Certificate Issued Date	: 18-Jan-2021 02:19 PM
Account Reference	: IMPACC (IV)/ d1960303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL32425209088379T
Purchased by	: COUNTRYWIDE PROMOTERS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: COUNTRYWIDE PROMOTERS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: COUNTRYWIDE PROMOTERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----

→ → This stamp/ies is an  
Integral part of Rep II → →



#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it 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.

[See rule 3(3)]

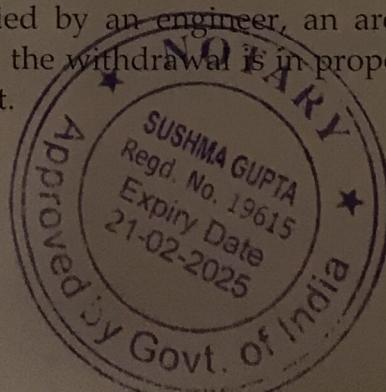
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER**

**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.

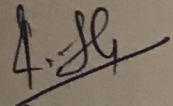
I, **Rakesh Roshan**, director of the Promoter Company of the proposed project known as **Park-81**, affirming this affidavit based on the information provided by the Head of the Department of Finance, Accounts, Legal and Land Amortization etc.

1. That the ISG Estate Private Limited, KA Promoters & Developers Private Limited, Elite Realtech Private Limited, Remarkable Estates Private Limited, Super growth Constructions Private Limited, Shalimar Town Planners Private Limited, and Tamanna Developers Private Limited has a legal title to the land on which the development of the proposed project is to be carried out and a collaboration agreement of such land is enclosed herewith.
2. That the said land is mortgaged with the Bank.
3. That the time period within which the project shall be completed by Promoter is March 31, 2025.
4. That henceforth seventy per cent of the amounts realised 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.



*[Handwritten signature]*

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 for a particular project have been utilised 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 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. and shall continue the same practice.

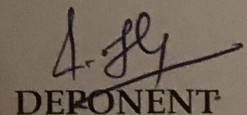
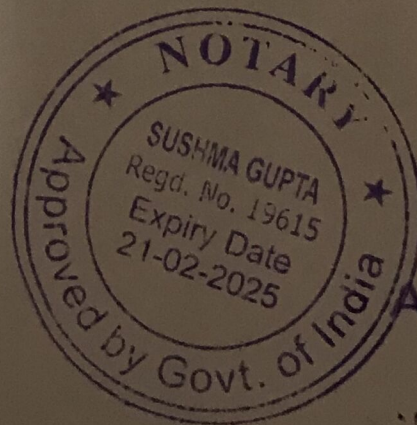


DEPONENT

## VERIFICATION

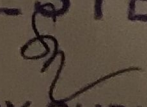
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this the 18 JAN 2021 day of January 2021.



DEPONENT

ATTESTED



NOTARY PUBLIC  
NCT DELHI

18 JAN 2021