

Affidavit



Indian-Non Judicial Stamp
Haryana Government



Date : 29/10/2024

Certificate No. G0292024J3695



Stamp Duty Paid : ₹ 101

GRN No. 123206804



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Countryside Properties Limited

H.No/Floor : 51

Sector/Ward : 2

Landmark : House no 51 gulmohar marg dlf ph

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 99*****59



Purpose : Affidavit from Promoters to RERA for registration to be submitted at Tehsildar gurgaon

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

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 Neeru Malhotra w/o Sh. Rakesh Malhotra promoter of the proposed project namely 'PRIME RESIDENCES' duly authorized by the promoter namely **Countryside Properties Pvt Ltd**, vide its authorization dated 21-09-2024 ;

I, Neeru Malhotra w/o Sh. Rakesh Malhotra promoter of the project namely 'PRIME RESIDENCES' duly authorized by the promoter namely **Countryside Properties Pvt Ltd** , do hereby solemnly declare, undertake and state as under:

1. That **Countryside Properties Pvt Ltd** , has a legal title to the land on which the development of the project is proposed and a 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project's occupancy certificate (OC) shall be obtained by Countryside Properties Pvt Ltd is 31-12-2029.
4. That seventy per cent of the amounts realized by the Countryside Properties Pvt Ltd 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



For Countryside Properties Pvt. Ltd.

Neeru Malhotra
Director/Authorised Signatory

- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
 6. That the amounts from the separate account shall be withdrawn by Countryside Properties Pvt Ltd after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in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 Countryside Properties Pvt Ltd 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 Countryside Properties Pvt Ltd shall take all the pending approvals on time, from the competent authorities.
 9. That Countryside Properties Pvt Ltd has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
 10. That Countryside Properties Pvt Ltd 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.

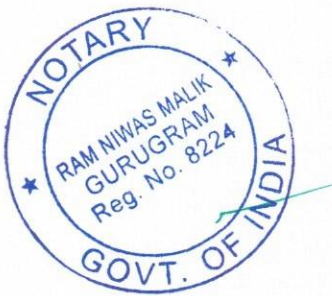
For Countryside Properties Pvt. Ltd.
Ajeem Malhotra
Director/Authorised Signatory
Deponent

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 Gurugram on this 1st day of November, 2024.

For Countryside Properties Pvt. Ltd.
Ajeem Malhotra
Director/Authorised Signatory
Deponent



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

28 NOV 2024