



# INDIA NON JUDICIAL

## Government of Uttar Pradesh

Signature.....  
 ACC Name - Kanika Aggarwal ACC Code - UP14013804  
 ACC Add - Noida - Mobile - 9650236878  
 License No.- 180/2020, Tehsil & Distric - G.B. Nagar

e-Stamp

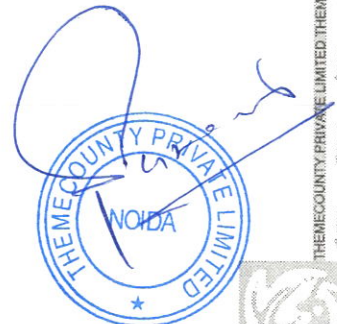
Certificate No.	: IN-UP23262547529987V	₹100
Certificate Issued Date	: 01-Jun-2023 12:09 PM	
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUP1401380441280758119330V	
Purchased by	: THEMECOUNTY PRIVATE LIMITED	
Description of Document	: Article 4 Affidavit	
Property Description	: A-39, FIRST FLOOR, SECTOR-63, NOIDA, U.P.	
Consideration Price (Rs.)	:	
First Party	: THEMECOUNTY PRIVATE LIMITED	
Second Party	: Not Applicable	
Stamp Duty Paid By	: THEMECOUNTY PRIVATE LIMITED	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	



Please write or type below this line

IN-UP23262547529987V

This Stamp Paper is attached to and is an integral part of Affidavit **Form B** of Ivory County Phase-3 Project being developed by Themecounty Pvt. Ltd. at Plot No. GH-01, Sector 115, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201306.



### 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.

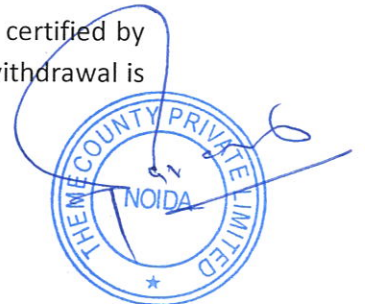
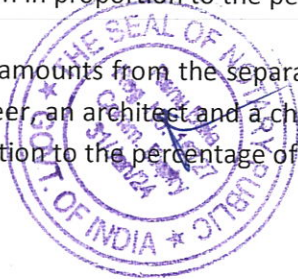
**FORM 'B'**  
**[See Rule 3(4)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Sandip Kumar Pandit, Authorised Signatory, Themecounty Pvt. Ltd., having its Registered Office at First Floor, A-39, Block-A, Sector 63, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301 duly authorized vide Board Resolution Dated-01.06.2023 by the Developer Promoter of the proposed Project, **Ivory County Phase-3** situated at Plot No. GH-01, Sector 115, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201306.

I, Sandip Kumar Pandit, duly authorized by the Developer Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

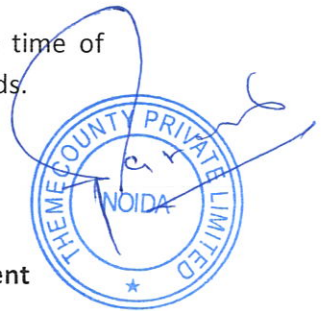
1. That the Landowner Promoter have a legal title to the land on which the development of the proposed Project is to be carried out and a legally valid authentication of the title of such land along with authenticated copies of the Agreement of such Landowner Promoter and Developer Promoter is enclosed herewith.
2. That the Developer Promoter of the Project has availed Term Loan / Credit Facility(ies) for completion of the project from IDBI Trusteeship Services Limited against creation of mortgage of the project land and the constructed Apartments / Units thereupon. However, the Developer Promoter will obtain "No Objection Certificate" (i.e. NOC) from the Lender's for sale of Individual Apartment(s) / Unit(s) to the prospective buyers subject to the terms of the Lender's Sanction Letter.
3. That the time period within which the project shall be completed by the Developer Promoter is 31.12.2029.
4. That seventy per cent of the amounts to be realized by the Developer 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 Developer 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 Developer Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Developer Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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.

Deponent

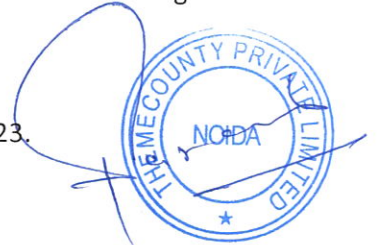


Verification

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

Verified by me at Gautam Buddha Nagar on this - 2 JUN 2023 day of June 2023.

Deponent



**ATTESTED**

*Ranu Bala*  
Notary Public  
Govt. of India

**- 2 JUN 2023**

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF THEMECOUNTRY PRIVATE LIMITED ON WEDNESDAY, 1<sup>ST</sup> JUNE 2023 AT 1.00 P.M AT REGISTERED OFFICE OF THE COMPANY AT FIRST FLOOR, A-39, BLOCK-A, SECTOR 63, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, PIN-201301.

The Chairman informed the Board that, in pursuance to the Development Agreement dated 18.11.2022, the Company is developing and constructing a Residential Group Housing Project namely 'Ivory County' at Plot No. GH-01, Sector 115, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201306 admeasuring 1,13,529.27 Sq. Mtrs.

The Chairman further informed that the said residential group housing project is proposed to be developed in phased manner and 3rd Phase of the Project shall be developed on Land area admeasuring 27623.927 Sq. Mtrs. as Ivory County Phase-3.

In compliance to the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the Company is required to apply for registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and for the same it needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it was

"RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to the Company to file an Application for Registration of Ivory County Phase-3 project Land admeasuring 27623.927 Sq. Mtrs with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Manoj Ramsisaria, Director and/or Mr. Sandip Kumar Pandit, Authorised Signatory of the company, jointly and/or severally be and are hereby authorized to sign, submit, apply, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project with Uttar Pradesh Real Estate Regulation Authority."

RESOLVED FURTHER THAT Mr. Manoj Ramsisaria, Director and/or Mr. Sandip Kumar Pandit, Authorised Signatory of the Company, jointly and/or severally be and are hereby also authorized to represent the Company, engage advocates, consultants and advisors and do all such acts, deeds and things as may be required for registration of the above project with Uttar Pradesh Real Estate Regulation Authority."

For and on Behalf of the Board,

Themecountry Private Limited

For THEMECOUNTRY PRIVATE LIMITED

P. Agrawal

(Puspahas Agrawal)

(Director)

DIN-00454239

House No. 51

Sector 15A

NOIDA- 201301

(Amit Modi)

(Director)

DIN- 01126335

F-28, Preet Vihar

Vikas Marg

Delhi - 110092

Accepted

For Themecountry Private Limited

Manoj Ramsisaria

Manoj Ramsisaria

Accepted

For Themecountry Private Limited

Sandip Kumar Pandit

Authorised Signatory

Sandip Kumar Pandit