

उत्तर प्रदेश UTTAR PRADESH

EN 675333

This Stamp Paper is attached to and is an integral part of Form – B (Affidavit Cum Declaration) for UP RERA Registration of County One O Seven Project situated at Plot No. – GH – 01 / A / B(Alpha), Sector – 107, NOIDA, Uttar Pradesh, ZIP – 201301.

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15 FEB 2019

क्रम सं० ५५ स्टाम्प बिक्रय की तिथि 14/02/17

स्टाम्प क्रय करने का प्रयोजन 001

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की धनराशि 100/-

तनु स्टाम्प विक्रेता ला० नं०-466,

लाईसेन्स की अवधि 31-3-17 तक

SRC/5-27, शिवा रिवेस बाजार ब्रानखण्ड इन्द्रापुरम, गा० राद

Tom

Countyconcept Developers LLP
A-39, Sec-63, Noida



FORM B
[See rule 3(4)]

Affidavit cum Declaration

This Affidavit cum Declaration is made on this 15th day of February 2019 at NOIDA by

Ace Infracity Developers Pvt. Ltd. (CIN – U70102UP2012PTC052254) having its Registered Office at Plot No. – 01 / B, Sector – 126, NOIDA, Gautam Buddha Nagar, U.P., ZIP - 201301, through its authorized signatory Mr. Sandip Kumar Pandit S/o Late Shri Shiv Kumar Sharma R/o D2 – 1202, Cleo County, Sector – 121, NOIDA, U.P., ZIP - 201301 (hereinafter referred to as the “Promoter”)

AND

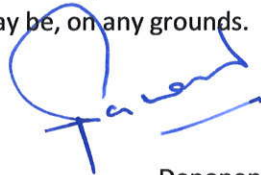
Countyconcept Developers LLP (LAN – AAM - 2084) having its Site Office at Plot No. – GH-01 / A / B(Alpha) , Sector – 107, NOIDA, Gautam Buddha Nagar, U.P., ZIP - 201301 through its authorized partner Mr. Manoj Ramsisaria S/o Mr. Ram Awtar Ramsisaria R/o 1403, OC – 1, Orange County, Ahinsa Khand – 1, Indirapuram, Shipra Sun City, Ghaziabad, ZIP - 201014 (hereinafter referred to as the “Promoter - Development Manager”) and both the parties collectively referred to as the Promoters.

1. That a project namely County One O Seven be developed by the promoters on group housing Plot No. GH-01/A/B/ (Alpha) admeasuring 20000 Sq. Mtr., allotted by NOIDA.
2. That the “Promoter”, **Ace Infracity Developers Pvt. Ltd.**, has clear and legal title to the project land and all the Layout Plans, maps already been approved in its name from New Okhla Industrial Development Authority (NOIDA) for above mentioned project.
3. That the “Promoter - Development Manager”, **Countyconcept Developers LLP**, which has been assigned with the role of Development Manager, shall be solely authorized and / or responsible for Project execution, development, marketing and sales of the project, shall also be responsible for compliance of all applicable laws including UPRERA.
4. That the promoters of the project may avail Term Loan/credit facility (ies) jointly or severally for completion of the project from any NBFC / Bank / Financial Institution against creation of mortgage of the project land and flats to be constructed thereupon. However, the promoters will obtain “No objection Certificate” (i.e. NOC) from the Lender’s for sale of the individual unit to the prospective buyers subject to the conditions of the lender’s sanction terms.
5. That the time period within which the project shall be completed by promoters is 25.12.2023.



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6. That seventy per cent of the amounts to be realized by promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
7. That the amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying that the withdrawal is in proportion to the percentage of completion of the project.
9. That promoters 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.
10. That Promoters shall take all the pending approvals if any on time, from the competent authorities.
11. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That Promoters 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



Deponent


Verification

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

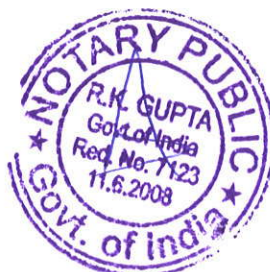
Verified by us at **NOIDA** on this day of **15.02.2019**



Deponent



Deponent



ATTESTATION
R. K. Gupta
Notary Public
Govt. of India

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