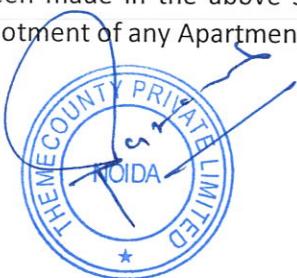


Affidavit

I, Sandip Kumar Pandil S/o Late Shri Shiv Kumar Sharma aged about 48 Years, 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, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am Authorised Signatory in the Company, Themecounty Pvt. Ltd., having its Registered Office at Office at First Floor, A-39, Block-A, Sector 63, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301.
3. That the Land area admeasuring 1,13,529.27 Sq. Mtrs. situated at Plot No.GH-01, Sector-115, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201306 had been allotted by New Okhla Industrial Development Authority (NOIDA) in favour of Ambience Private Limited.
4. That the Ambience Private Limited and Themecounty Pvt. Ltd. has executed and entered into a Development Agreement dated-18.11.2022. The above said Development Agreement has been registered in the office of Sub-Registrar, Sadar-1, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, vide document No.7568, Book No.1, Volume No.11583, Page No. 153 to 306, Dated-18.11.2022.
5. That the Themecounty Private Limited proposes to develop a Project, Ivory County at Plot No.- GH-01, Sector 115, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201306, having a Land area admeasuring 1,13,529.27 Sq. Mtrs.
6. That the said project shall be developed in the phased manner and 1st Phase of the Project shall be developed on Land area admeasuring 27,623.927 Sq. Mtrs. as **Ivory County Phase-3**.
7. The Application for the Registration of the said Project is being submitted along with this Affidavit.
8. That till date no development work has been carried out on the said project and no sale has been made in the above said Project, neither any amount has been received against the allotment of any Apartment(s) / Unit(s), in the said Project.



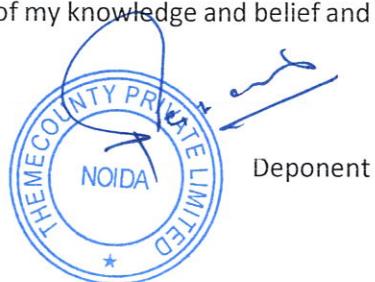
9. That the Company hereby declares that it shall allot the property and receive the payments from the Applicants / Allottees of the Project only after the grant of registration of the said Project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.



Verification-

- 2 JUN 2023

Verified at Gautam Buddha Nagar on this _____ day of June, 2023. That the contents of this affidavit at S.No. 1 to 9 above are true and correct to the best of my knowledge and belief and no facts have been concealed therefrom.



ATTESTED

Reu
Notary Public
Govt. of India

- 2 JUN 2023