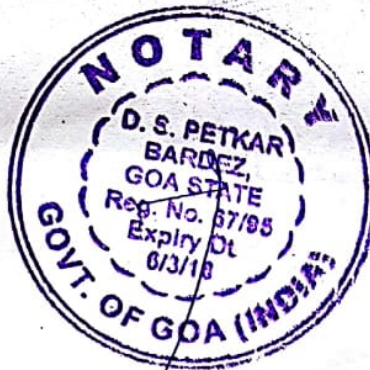




गोवा GOA

Serial No. 10294 place of St. Vennd Mapusa Date 22/2/18 **430332**
Value of stamp Paper 500/-
Name of Purchaser GOLD COAST Developers
Resident at Gurgon Son of SK talwar
Signature of Vendor [Signature] Signature of Purchaser [Signature]
C.J. PANDIT- LIC NO. AC/STP/VEN/84/2003



AFFIDAVIT CUM DECLARATION

[Signature]

Affidavit Cum Declaration of Mr. Amit Talwar, son of S. K. Talwar, aged 47 years, Indian National, promoter of the Project do hereby solemnly declare, undertake and state as under:-

That I am the owner of the land bearing Survey No. 442/3 & 4.

That I am developing the said land under my proprietorship firm Gold Coast Developers under the name of "THE CALISSA I"

1. That I have legal title report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me from the date of registration of project; i.e. 30th June 2020;

4. For ongoing project on the date of commencement of the Rules:-

iii) That Seventy per cent of the amount to be realized hereinafter by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a Schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Or

iv) That entire amounts to be realized hereinafter by promoter for the real estate project from the allotted, 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 shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

[Handwritten signature]

5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures of Website) Rules, 2017.

6. That I shall get the accounts audited with six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing 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.

7. That I shall take all the pending approvals on time, from the competent authorities.

8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time allotment of any apartment, plot or building, as the case may be.



AMIT TALWAR
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 23rd day of Feb 2018

Identified By: self
Sainath

(MR. SAINATH PATEKAR)

AMIT TALWAR
DEPONENT



Solemnly affirmed before me
.....Mr. Amit Talwar.....
who has been identified by Mr.
/Advocate Sainath Parekar.
/ known to me personally, Mapusa
Dt. 23/2/2018

D. S. PETKAR
Notary Public
Sr. No. 4124/2018