सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL73220656097779V
Certificate Issued Date	:	09-Mar-2023 02:42 PM
Account Reference	:	IMPACC (IV)/ dl1071903/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL10719031853979197136 5V
Purchased by	:	ISHOM ESTATE PVT LTD
Description of Document	:	Article 5 General Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ISHOM ESTATE PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ISHOM ESTATE PVT LTD
Stamp Duty Amount(Rs.)	:	500 (Five Hundred only)

GOVT. OF INDIA NOTARY Regn. No. 7517

Please write or type below this line

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

GOVT. OF INDIA NOTARY Regn. No. 7517

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of ISHOM ESTATE PRIVATE LIMITED through its Director Mrs. Neelam Nagpal, Occupation Business, Residing at 97B, Manek shah Road, Anupam Garden, Maidan Garhi, New Delhi-110068, promoter of the proposed project, duly authorized by the board resolution of the company dated 10th March, 2023;

I, Mrs. Neelam Nagpal, Director of the Company and promoter of the proposed project 'La Caleta B' duly authorized by the board vide resolution dated 10th March, 2023, do hereby solemnly declare, undertake and state as under:

1. That I, Mrs. Neelam Nagpal, Director of the Company and promoter of the project has a legal title Report to the land on which the development of the project is proposed

   OR

   has a legal title Report to the land on which the development of the proposed project is to be carried out

   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 project land is free from all encumbrances.

   OR

   That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31st December 2025;

4. (a) For new projects:

   That seventy per cent of the amounts realised by me/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.

   (b) For ongoing project on the date of commencement of the Act

   (i) That seventy per cent of the amounts to be realised hereinafter by me/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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 on website) Rules, 2017.

6. That I / the promoter shall get the accounts audited within 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 /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ the promoter 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 these rules, within seven days of the said changes occurring.

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

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

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 on this day of 11. March 2023

Deponent

ATTESTED

NOTARY PUBLIC
DELHI (INDIA)

11 MAR 2023