

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

गोवा GOA

Serial No. 16293 place of St. Vennd Mapusa Date

430333

Value of stamp Paper

500/-

22/2/18

Name of Purchaser GREEN AMBIE INFRASTRUCTURE

Resident at Gorgeon Son of SK Talwar AMIT TALWAR

Signature of Vendor P Signature of Purchaser

C.J. PANDIT-LIC NO. AC/STP/VEN/84/2003



AFFIDAVIT CUM DECLARATION

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature: Sanjay Talwar]

Affidavit Cum Declaration by Mr. Amit Talwar, Mr. Sanjay Bakshi and Mrs. Shivani Wadhwa promoters and land owners of the proposed project on land having Survey No. 442/2 of Village Dongarpur, Calangute, Bardez, Goa and partners in the partnership firm Greenambit Infrastructure registered at 609, ABW elegance Tower, Jasola District Centre New Delhi.



We are the joint land owners of the said property.

We are the partners in the partnership firm Greenambit Infrastructure.

We are developing the said project under our partnership firm Greenambit Infrastructure by the project name "THE CALISSA" on the said property

We, Shri. AMIT TALWAR, aged 47 years, Indian National, Mr. Sanjay Bakshi, age 48 years, Indian National, and Mrs. Shivani Wadhwa, aged 36 years, Indian National, promoters of the project do hereby solemnly declare, undertake and state as under:

1. That promoter has a 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 us from the date of registration of project; i.e. 30th June 2020;
4. For ongoing project on the date of commencement of the Rules:-
 - i) That Seventy per cent of the amount to be realized hereinafter by us 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

Amit Talwar Sanjay Bakshi Shivani Wadhwa



ii) That entire amounts to be realized hereinafter by 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 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 of Website) Rules, 2017.

6. That we 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we 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.

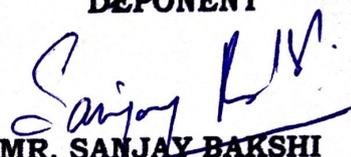
Sanjay K. V.

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

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

Solemnly affirmed on 23rd day of February 2018.


AMIT TALWAR
DEPONENT


MR. SANJAY BAKSHI
DEPONENT


MRS. SHIVANI WADHWA
DEPONENT

VERIFICATION

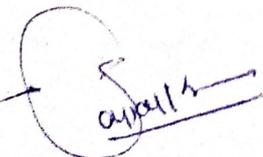
The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at 23rd day of Feb 2018
Mopra


AMIT TALWAR
DEPONENT


MR. SANJAY BAKSHI
DEPONENT


MRS. SHIVANI WADHWA
DEPONENT


I declare/affirmed by
Mr. Samath Palake