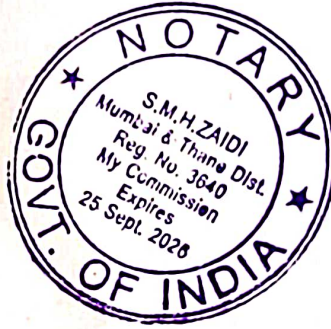




महाराष्ट्र MAHARASHTRA

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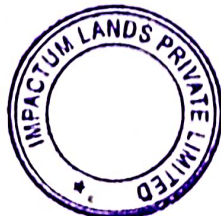


CA 917737
प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००३
27 JUL 2023
सक्षम अधिकारी

श्री. वि. पी. चाईकर

This stamp paper is an integral part of
Affidavit cum declaration filed by Impactum
Lands Pvt Ltd.

Royli



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जोडपत्र-१ Annexure - 1

प्रतिज्ञापनासाठी Only for Affidavit (U/T)

For IMPACTUM LANDS PRIVATE LIMITED

मुद्रांक विकत घेणाऱ्याचे नाव 3rd Floor, Lodha Excelus, Apollo Mills, Compound,

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता N. M. Joshi Marg, Mahalaxmi, Mumbai Mumbai City,

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक Maharashtra, India, 400 011



7. AUG '2023'

7. AUG '2023'



मुद्रांक विकत घेणाऱ्याची सही परवानाधारक विक्रीत्याची सही

परवाना क्रमांक: ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता: श्री. अशोक रघुनाथ कदम

२२०, शहिद भगत सिंह रोड, तळमजला २/१५, आनंद भुवन, फ्लोर्ट, मुंबई-४०० ००९.

सार्वजनिक कार्यलय/संगोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शारदा आदेश दि. ०९/०९/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक ठारेदी केला त्यांनी त्याच कारणासाठी मुद्रांक ठारेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



Affidavit Cum Declaration

Affidavit cum Declaration of **IMPACTUM LANDS PRIVATE LIMITED.**, a private limited company registered under CIN U70109MH2021PTC373746 dated 22.12.2021 under the Companies Act, 2013, having its office at 3rd Floor, Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011, promoter of the project named “**Gulf of Goa**” represented herein by its Director, Mr. Rakesh Ramdas Gupta, son of Ramdas Zagaroo Gupta aged 41 years, married, businessman, resident of H. No. 18/504, Rustomjee Evershine Global City, Virar West, Virar, Palghar, Maharashtra 401303 by resolution dated 7th August 2023.

I do hereby solemnly declare, undertake and state as under.

- (1) That **Impactum Lands Private Limited** has a legal title to the plot bearing Survey 178/1-A-Q-3 of Sancoale Village, Mormugao Taluka, Goa on which the development of the project namely “**Gulf of Goa**” 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 **Impactum Lands Private Limited** is 31.08.2027;
- (4) That seventy per cent of the amounts realised by **Impactum Lands Private Limited** 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(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 **Impactum Lands Private Limited** 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 utilised for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.
- (7) That **Impactum Lands Private Limited** shall take all the pending approvals on time, from the competent authorities.



Rakesh



(8) Impactum Lands Private Limited 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 Impactum Lands Private Limited has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That Impactum Lands Private Limited shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on ____ day of August, 2023 at Mumbai.

Rakesh

Mr. Rakesh Ramdas Gupta
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 Mumbai on this ____ day of August 2023.

Rakesh

Mr. Rakesh Ramdas Gupta
Deponent



U. N. Upadhyay
U. N. Upadhyay
Advocate
C.M.M. Court, Mumbai

BEFORE ME

S. M. H. Zaidi
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

10 AUG 2023



NOTED & REGISTERED
Sr. No. 186 Page No. 13
Book No. 40 10 AUG 2023