



गोवा GOA

Serial No. 14928 place of St. Vennd Mapusa, Date 21/7/22
Value of Stamp paper 100/- A 654550
Name of purchaser Ellora infratech pvt ltd
Residence at Parra Son of _____
Signature of Vendor [Signature] Signature of Purchaser [Signature]
C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



Form II

Affidavit cum Declaration

I, IQBAL AHMED ANSARI, duly authorized by the Promoter of the project M/s. ELLORA INFRATECH PVT LTD (CIN: [REDACTED]), of the project named The Floretta by Ellora, vide its authorization 001, dated 07-05-2022;

I, IQBAL AHMED ANSARI s/o Imtiyaz Ahmed Ansari aged 35 years, Indian national, duly authorized by the promoter of the proposed project, M/s. ELLORA INFRATECH PVT LTD (CIN:U [REDACTED]) of the project named The Floretta by Ellora, do hereby solemnly declare and state as under:

(1) That the project, The Floretta by Ellora, is a new project;

For ELLORA INFRATECH PVT. LTD.

[Signature]
Director



- (2) That no advertising/marketing/pre-booking has been done for the abovesaid project;
- (3) That no amount has been received as advance for the sale of the apartments;

Solemnly affirmed on 21st day of July 2022 at Porvorim, Goa.

For **ELLORA INFRATECH PVT. LTD.**

[Signature]
Director

Deponent

Identified by Aadhar Card
No. *[Redacted]*

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on 21st day of July 2022 at Porvorim, Goa.

For **ELLORA INFRATECH PVT. LTD.**

[Signature]
Director

Deponent

Identified by Aadhar Card
No. *[Redacted]*

Witness:

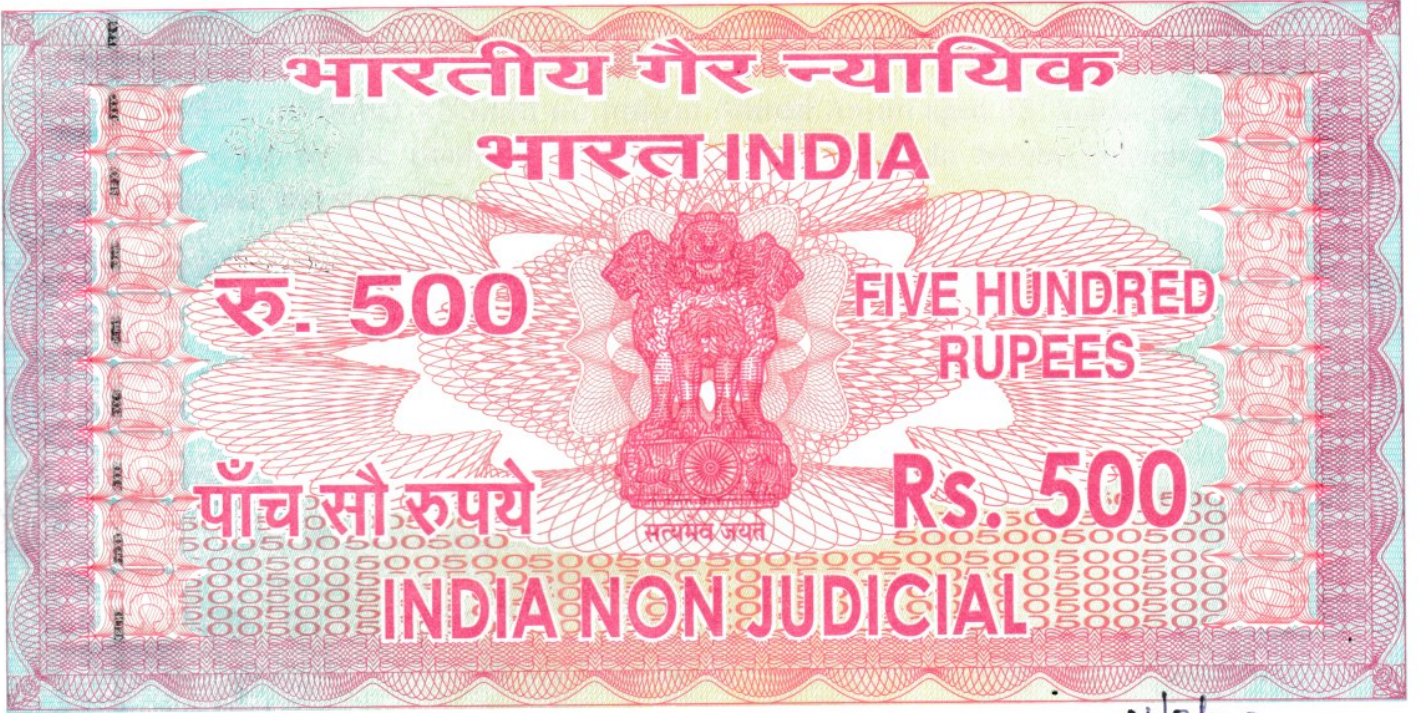
Siddhesh Sitaran Naik

[Signature]



**EXECUTED BEFORE ME
WHICH I ATTEST**

[Signature]
Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto - Porvorim, Goa
Reg. No. 297
Se. No. 2436/2022
Dated: 21/07/2022



गोवा GOA

Serial No. 14929 place of St. Vennd Mapusa Date 21/7/22

Value of Stamp paper 500/-

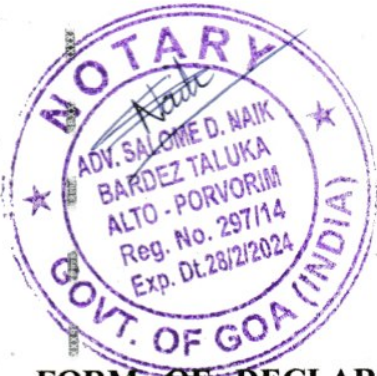
Name of Purchaser Ellora infratech Pvt Ltd

Residence at Parra Son of _____

Signature of vendor [Signature] Signature of Purchaser [Signature]

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

705227



FORM 'II'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. IQBAL AHMED ANSARI duly authorized by the promoter of the project, M/s. Ellora Infratech Pvt. Ltd (CIN [REDACTED]) project named The Floretta by Ellora, vide its/his/their authorization No. 001 dated 07-05-2022;

For ELLORA INFRATECH PVT. LTD.

[Signature]

Director

I, IQBAL AHMED ANSARI s/o Imtiyaz Ahmed Ansari aged 35, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That the 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 the promoter from the date of registration of project; is 31/12/2025;
- (4)(a) For new projects: That seventy per cent of the amounts realised by the 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.
- (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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That 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 the said Rules, within seven days of the said changes occurring.
- (9) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That the promoter 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 21st day of July 2022 at Alto-Porvorim, Bardez, Goa.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on 21st day of July 2022 at Alto-Porvorim, Bardez, Goa.

For ELLORA INFRATECH PVT. LTD.

[Signature]
Director

Deponent

Identified by Aadhar Card
No. ~~XXXXXXXXXXXX~~

Witness:

Siddhesh Sitasam Naik

[Signature]



EXECUTED BEFORE ME
WHICH I ATTEST

[Signature]
Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto-Porvorim, Goa
Reg. No. 297

Se.No. 2435/2022
Dated: 21/07/2022