



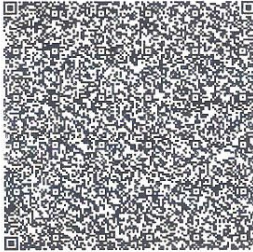
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL91549999120697Q
Certificate Issued Date	: 21-Feb-2018 05:29 PM
Account Reference	: IMPACC (IV)/ dl825003/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL82500386440557020590Q
Purchased by	: VERSATILE LANDBASE PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VERSATILE LANDBASE PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: VERSATILE LANDBASE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below line

Affidavit
of Mr. Sanjay Bansal and Mr. Virendra Kumar Grewal
both Directors of Versatile Landbase Pvt. Ltd.
dated 22.02.2018

Sanjay Bansal

Virendra Kumar Grewal

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'II'

[See Rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjay Bansal, Aged 54 years S/o Sh. K.N. Bansal R/o 66, Bank Vihar, Road No. 42, Opp. Saraswati Vihar, Pitampura, New Delhi-110034 and Mr. Virendra kumar Goel, Aged 57 years S/o Late Sh. Mam Raj Goel R/o A-13, Daya Apartments, 8, Sri Ram Road, Civil Lines, New Delhi-110054, Directors of Versatile Land Base Private Limited having its registered office at 307, Apra North Ex Plaza, H-2, Netaji Subhash Place, Pitampura-110034, duly authorized by the promoter of the proposed project i.e. Mystic Blue, developed on part of survey number 34/1-C-1, Village Goalim Moula, Taluka Tiswadi, North Goa, Goa vide its authorization dated 18.10.2017.

We, Virendra Kumar Goel and Sanjay Bansal duly authorized by the promoter of the ongoing 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 already carried out

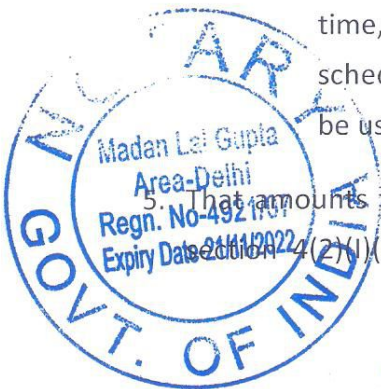
AND

a legally valid authentication of title of such land for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 01/03/2019.

4. For on-going project on date of commencement of the act :

- (I) That seventy per cent of amount to be realized hereafter by me / promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used for that purpose.



5. That amounts from separate account shall be withdrawn in accordance with 4(2)(I) read with Rule 5 of the Goa Real Estate (Regulation and

Sanjay Bansal

Virendra Kumar Goel

Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules 2017.

6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 7 days of the said changes occurring
9. That 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.

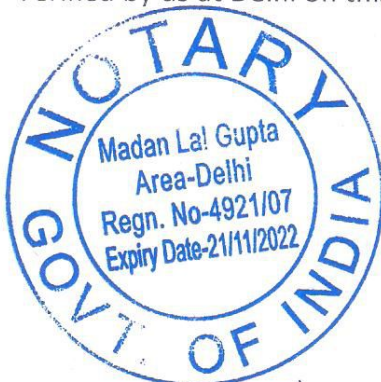
SB anand

Kunshapoor
Deponents

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Delhi on this 22nd day of February, 2018.



SIGN ATTESTED

M

Notary Public Delhi

22 FEB 2018

Kunshapoor
Deponents

SB anand