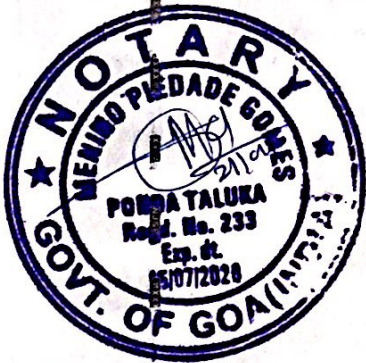




गोवा GOA

Serial No. 337 Place of Vend PONDA Date 20/11/2018
Value of Stamp 500
Name of the Saad Infrastructure Infra Pvt. Ltd.
Field Land of —
For the purpose of —
Signature of the Vendor [Signature] Signature of Purchaser [Signature]
A. N. S. Kumar
Licence No. 2/88



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

(To be submitted in stamp paper of value not less than Rs.500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Aditya Desai promoter of the project named Saad Samruddhi/ dujy
authorized by the promoter of the proposed project, vide its/his/their authorization No. 1 dated 24th
February 2018.I, Shri. Aditya Desai son/ Daughter of Mr. Arun L Desai Aged 28 years Indian National,

[Signature]



promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I/ promoter have/ has a legal title report to the land on which the development of the project is proposed
OR
Have/ 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 litigations, 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 31-03-2019;
- (4) A) For new projects: That seventy percent of the amounts realized by me/ promoter of 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 the purpose.

B) For ongoing project on the date of commencement of the rules-
i) That seventy percent of the amount to be realized herein after 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 the purpose.
OR
ii) That entire amounts to be realized herein after by me/ promoter of 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 the 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.

Arjan

- (6) That I/ the promoter shall get the accounts audited within 6 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 verify during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been 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 this said 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 may be.

Solemnly affirmed on 21st day of April, 2018

Mr. Aditya Desai

Desai
Deponent

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 at 21st day of April, 2018

Mr. Aditya Desai

Desai
Deponent



Solemnly affirmed before me by
Mr. Aditya Desai

Who is Identified by

Personally known to me

Date : 21/04/2018

Place : Ponda, Goa

Reg. No.: 3825/2018

Menino Piedade Gomes
21/04/2018
MENINO PIEDADE GOMES
NOTARY
PONDA, STATE OF GOA