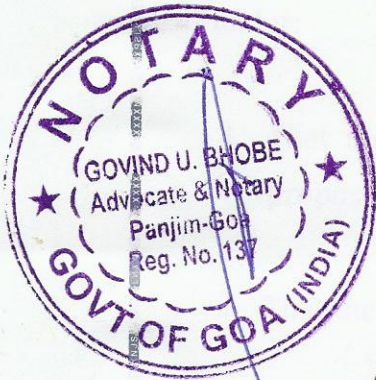




गोवा GOA

DATE 27/3/18 SN NO. 4764 VALUE 500/- 474887
NAME OF PURCHASER Gaunish Pereira
RESIDENT OF Panaji PURPOSE Affidavit and Declaration
PLACE OF PURCHASER, PANAJI



VENDOR SIGN
CHANDRAKANT PATIL
Lic. No. AC/STP/VEN/LIC/23/2004

PURCHASER SIGN

Affidavit and Declaration

Affidavit and Declaration of M/s. GAUTAM SMART AND VALUE HOUSING CORPORATION, Promoter of the project named "SHARAYU AURA" having its registered office at office at 512, Gera's Imperium II, Patto Plaza, Panaji - Goa 403001, (the "Promote") represented here by its partners,

AAI

Pereira

1. **Mr. Gautam Pereira** aged 41years, businessman, unmarried, son of Shri. Armando Pereira, holding **PAN CARD NO: BNKPP5716J** and
2. **Ms. Ashwini Pereira** aged 38 years, architect, unmarried, daughter of Mr. Armando Pereira, holding **PAN CARD NO: AVXPP2944G**, both residing at flat no 5 & 6, Pereira Building St-Inez, Panaji-Goa

AND

MR. GAURISH PEREIRA, son of Shri. Armando Pereira, aged 40 years, businessman, unmarried, holding **PAN CARD NO: ASIPP4569P** President of Pereira Building St-Inez, Panaji-Goa (the "Landowner")

We, the Land Owner; and we, the promoter of the proposed project do hereby, jointly and severally as the context requires, solemnly declare, undertake and state as under:

1. That the Landowner has legal title to the land on which development is proposed and have an authenticated legal title certificate for the project land.
2. That the project land is free from all encumbrances.
3. That the Promoter will complete the real estate project within the time period of **5 (five)** months from the date of registration of the said real estate project. *i.e on or before . 31/08/2018.*
4. That seventy percent of the amounts to be realized hereinafter by 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.
5. That amounts from the separate accounts shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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.
6. That Promoter shall get its project accounts audited within 6 (six) months after end of every financial year by a practicing Chartered Accountant, and



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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 promotion to the percentage of completion of the project.



7. That promoter shall obtain all pending approvals, if any, on time from competent authorities.
8. That Promoter shall inform the Authority regarding all changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of the said Rules, within 7 (seven) days of the said changes occurring.
9. That Promoter has furnished/will furnish 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.

Place: Panaji

Date: 27/03/2018

Mr. Gaurish Pereira

Mr. Gautam Pereira

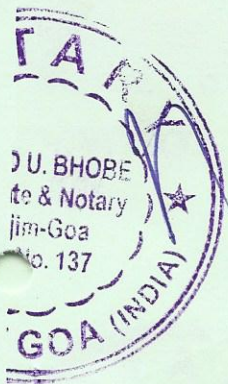
Ms Ashwini Pereira

For M/s Gautam Smart & Value Housing Corporation

VERIFICATION

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

Verified by me at Panaji on this the 27th of March 2018



Mr. Gaurish Pereira

Mr. Gautam Pereira

Ms. Ashwini Pereira

For M/s Gautam Smart & Value Housing Corporation



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Gautam Pereira
Ashwini Pereira and Gaurish Pereira
No. 3836/18 Date 28/3/2018

GOVIND U. BHOIBE
Advocate & Notary
Panjim-Goa
Reg. No. 137