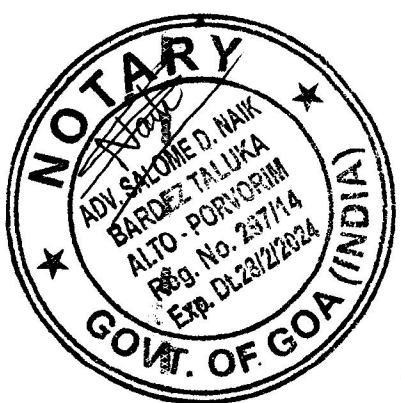




गोवा GOA

Serial No. 791 Place of Vendor, Panaji Date 7/3/20  
Value of Stamp Paper 500  
Name of Purchaser Jai Bhuvan Builders  
Residence \_\_\_\_\_ Name of Father Prakash  
Purpose \_\_\_\_\_ Transacting Parties: \_\_\_\_\_

695120



Sign of Stamp Vendor  
Mangala N. K. ...  
License No. AC/S/.../747/99

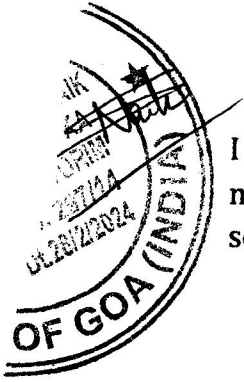
Sign of Purchaser

**AFFIDAVIT CUM DECLARATION**

**FORM 'II'**  
**[See rule 3(6)]**

Affidavit cum Declaration of Mr. Bhuvanish Sadanand Sheth, Director of Jai Bhuvan Builders Private Limited, promoter of the project named "Sonhe Vagator", duly authorized by the promoter of the proposed project Having its office at H.no. 468 Office SM 101, Nova Cidade Complex. Alto Porvorim, Bardez, North Goa, Goa, 403521.

*[Handwritten signature]*



I, Mr. Bhuvanish Sadanand Sheth, son of late Mr. Sadanand S Shet, aged 48, 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 31/03/2025, further to grant of extension in accordance with GOA RERA Rules AND RERA CENTRE ACT.
- 4) That seventy per cent of the amounts to be realized hereinafter 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 Chartered Accountant, and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
- 7) That the promoter shall take all the pending approvals on time, from the competent authorities, subject to delay to delay if any, attributable to the 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 I/the promoter shall not discriminate against any allottee at the time of allotment of any Villas as the case be.



*[Handwritten signature]*

Deponent

**Verification**

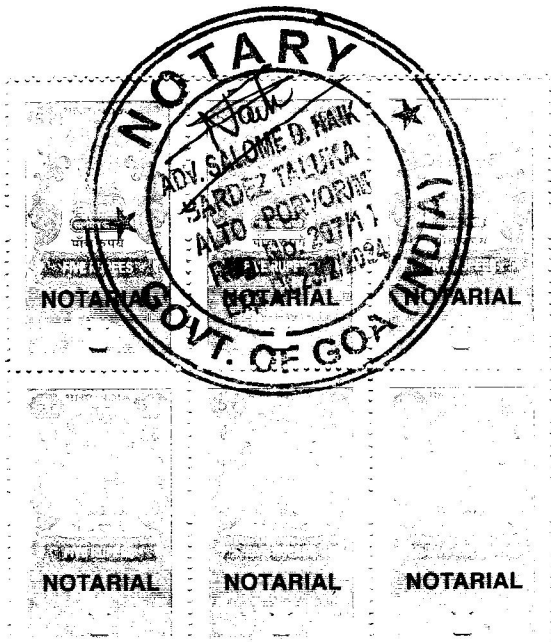
The Contents of my above Affidavit cum Declaration are true and correct and nothing materials has been concealed by me therefrom.

Verified by me at Porvorim on this 17<sup>th</sup> Day of March 2022.

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

*[Handwritten signature]*

Identified by Aadhar Card bearing  
No. ]



**EXECUTED BEFORE ME  
WHICH I ATTEST**

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

Sl. No. 866/2022  
Dated : 17/03/2022