



गोवा GOA

21 FEB 2018

432031

Serial No.: 71422 Place of Vending Vasco Date of Sale: .....

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

Value of Stamp Paper: Rs. 500 (Rupees five hundred only)

Name of Purchaser: Estilo Moderna Realty Pvt Ltd

R/O: ....., Name of Father .....

Purpose: Declaration Transacting Parties: .....

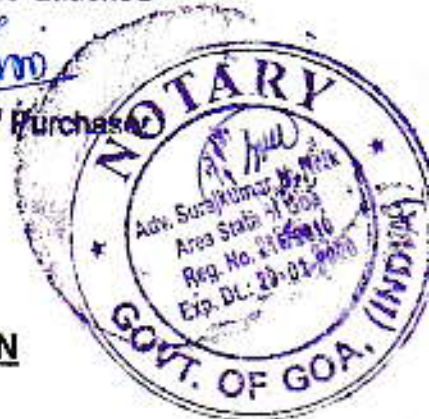
As there is no Stamp Paper for the value of Rs. ....

Additional Stamp for the completion of the value is attached

Along with.

  
Signature of Stamp Vendor

  
Signature of Purchaser



### AFFIDAVIT CUM DECLARATION

Under Rule 3(6) of the Real Estate  
(Regulation & Development) Act, 2016

Affidavit cum Declaration of **Mr. EKNATH SHANKAR DHURI**, duly authorized by the Promoter of the proposed project by virtue of Power of Attorney dated 23<sup>rd</sup> November, 2017, executed before, S. J. Sardesai, Advocate Notary, (Bardez Division) Goa, and registered under Reg. No. 22429/2017, which Power of Attorney has been executed upon the Board of Directors Resolution bearing No. 04 passed in the Board of Directors Meeting held on 15<sup>th</sup> November, 2017 by M/s. Estilo Moderno Realty Pvt. Ltd M/s. Estilo Moderno Realty Pvt. Ltd., Mapusa.



I, **EKNATH SHANKAR DHURI**, son of Mr. Shankar P. Dhuri, aged about 46 years, Indian National, occupation service, married, residing at Flat No.F-3, 'C' Building, 3<sup>rd</sup> Floor, Anantdhara Apartments, Pajifond, Margao, Goa, duly authorised by promoter of the proposed project, M/s. Estilo Moderno Realty Pvt. Ltd do hereby solemnly declare, undertake and state as under :-

1. I say that M/s. Estilo Moderno Realty Pvt. Ltd. has a legal Title Report to the land on which the development of the project Estilo Patio is proposed and a legal authentication of title of such land along with an authenticated copy of the Sale Deed between the original owners and the Promoter for development of the Real Estate Project is enclosed herewith.

2. I say that the project land is free from all encumbrances.

3. I say that the time within which the project shall be completed by the Promoter from the date of registration of the project is **THREE YEARS** from the date of registration of the project.

4. I say that seventy per cent. (70%) of the amounts to be realized hereinafter by the Promoter for the Real Estate Project (Estilo Patio) from the allottees, from time to time, shall be deposited in a separate account which will be maintained in a Scheduled Bank (State Bank of India, Sancoale Branch, Goa) to cover the cost of construction and the land cost, and shall be used only for that purpose.

5. I say 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 Project, Registration of Real Estate Agent, Rate of Interest and disclosure on website) Rules, 2017.



6. I say that the Promoter shall get the accounts audited within six months after the end of every Financial Year by a practising Chartered Accountant, and shall produce the Statement of Account duly certified and signed by such practising Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project (Estilo Patio) have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. I say that the Promoter shall take all the pending approvals on time, from the competent authorities.

8. I say that the Promoter shall inform the authorities 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 these Rules, within seven days of the changes occurring.

9. I say that the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

10. I say that the Promoter shall not discriminate against any allottee at the time of allotment of any Row Villa/Villas, as the case may be.



  
Deponent

VERIFICATION

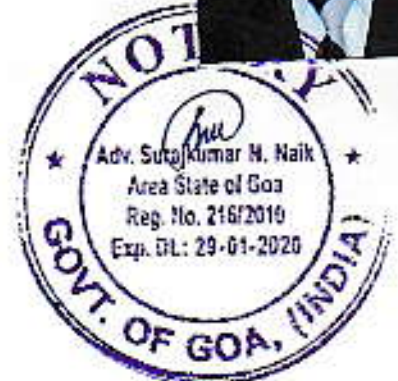
Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Vasco da Gama, Goa, on this 26<sup>th</sup> day of March 2018.



*[Handwritten Signature]*

Deponent



*[Handwritten Signature]*  
 Adv. Surajkumar N. Naik  
**NOTARY**  
 State of Goa  
 36, Ground Floor, Apna Bazar Bldg.,  
 Vasco-da-Gama, Goa-401 802  
 Ph.: 9423310194, 9960366967  
 Date: 26/03/2018  
 Reg. No. 3364/2018

Executed before me  
 by Elknoath Shankar dhun'  
 which I attest.  
D/L GA 08 19940043826  
 Adv Mangao