



गोवा GOA

Serial No. 1876 Place of St. Vennd Mapusa Date

28/9/22
702017

Value of Stamp paper 500/-

Name of Purchaser

EVERDREAM REALTY LLP

Residence at

Angana

Son of

Signature of Vendor

[Signature]

Signature of Purchaser

C.J. PANDIT LIC NO. AC/STP/VEN/34/2003



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

Affidavit cum
Declaration

Affidavit cum Declaration of Mr. MAHENDRA KUMAR Authorized signatory of EVERDREAM REALTY LLP, promoter of the project named " MISTURA " duly authorized by the promoter of the proposed project, vide its authorization dated NA;

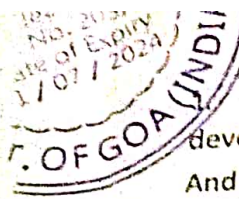
I, Mr. MAHENDRA KUMAR S/O Mr. Rajendra Kumar, aged 41 years, duly authorized by of EVERDREAM REALTY LLP, the promoter of the proposed project do here by solemnly declare, undertake and state as under:

1

For EVERDREAM REALTY LLP

Mahendra Kumar

Authorised Signatory



That promoter have/has a legal title Report to the land on which the development of the project is proposed

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 encumbrances. OR

That details of encumbrances including dues and litigation, 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 the promoter from the date of registration of project is **31/03/2025**.

4. (a) For new projects: That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter 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 that purpose.

OR

(ii) That entire amounts to be realized hereinafter 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 that 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.

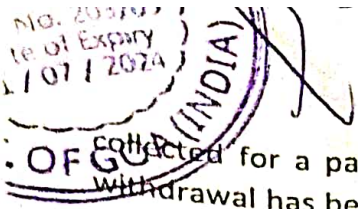
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts

For **EVERDREAM REALITY LLP**

Mahendra Kumar

Authorised Signatory.

No. 20374
Date of Expiry
1/07/2024



collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent 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 the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Solemnly affirmed on 5th day of January 2023.

For EVERDREAM REALITY LLP
Mahendra Kumar
Authorised Signatory.

Mr. MAHENDRA KUMAR
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 Goa on this 5th day of January 2023.

Identified by:
Aadhaar Card
No.

For EVERDREAM REALITY LLP
Mahendra Kumar
Authorised Signatory.

- Mr. MAHENDRA KUMAR

Deponent For EVERDREAM REALITY LLP

S. G. Deshpande
R.A.L.L.B.

Mahendra Kumar
Authorised Signatory.



BEFORE ME
MAPUSA-GOIA ON 05-01-2023
LC/13

S. G. Deshpande
B.A.L.L.B
Advocate & Notary Public
Mapusa-Goa
Reg. No 203
Regn NO

213 / 2023

For EVERDREAM REALITY LLP
Mahendra Kumar
Authorised Signatory.

EVERDREAM REALITY LLP
Authorised Signatory