



गोवा GOA

Sr No. 2531 Place of Vendor Margao, Goa Dt. 25/07/2022

742585

Value of Stamp Paper: 500/-

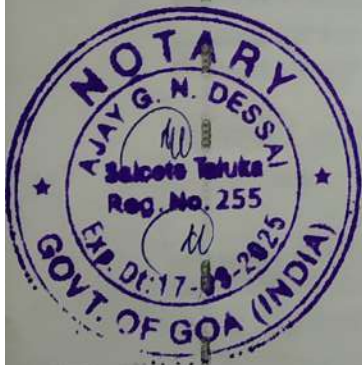
Name of Purchaser: Mr. ASPT Associates presented by Mohanmad Bekkar

Residing at: Margao Father's Name:

As there is no one single stamp paper for the value of RS. 500/-, additional stamp papers for the completion of the value are attached alongwith

Sign of stamp Vendor  
Lic. No. JND/VEN-LIC/2/2005/AC-I  
Arwin S. Goes, Margao-Goa

Sign of Purchaser



FORM 'II'

AFFIDAVIT CUM DECLARATION

*[Handwritten signature]*

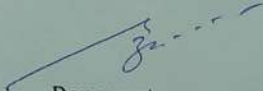


Affidavit cum Declaration of **M/s. ASBT Associates** a partnership firm, through its Partner and Authorized signatory **Mr. Mohammad Bakkar Ali**, promoter of the project named "**Sadaf Imperia**".

I, **Mr. Mohammad Bakkar Ali**, Age 40 years, Adult, Occupation Business, and residing at H-16, Vasant Nagar, Gogol, Margao, Salcete, Goa-403601, and 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.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/03/2024
- (4) That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I/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 practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in 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 the 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 dated 25/07/2022

  
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 Margao on dated 25/07/2022

  
Deponent



Solemnly affirmed before me by  
Shri / Smt. M.R. Mohammad Balkar Ali  
Who is identified to me By

Witness ✓ On 25/2/2022  
Regd. No. 753/2022

(Signature)  
(AJAY S. N. DESSAI)  
NOTARY  
BALCETE TALUKA  
STATE OF GOA (INDIA)