

भारतीय गैर न्यायिक
भारत INDIA
रु. 500 FIVE HUNDRED RUPEES
पाँच सौ रुपये Rs. 500
सत्यमेव जयते
INDIA NON JUDICIAL

GOVT. OF GOA (INDIA)
REGD. VENDOR
2019
गोवा GOA

No. 194 Place of vendor: MARGAO, Date of issue: 10/1/18 437216
Value of stamp paper: 500
Name of the purchaser:
Son of: Residing at:
As there is no single stamp paper for the value of Rs. _____
additional stamp paper
for the completion of the value is attached along with.
Licence No. JUD / VEN / LIC / 2005 / AC-1 Dated 07-02-2006
Name of stamp vendor M/R. DIAS
Signature of Vendor: Signature of Purchaser:

Affidavit cum Declaration

Affidavit cum Declaration of SHREM AANSAV REALTY LLP
promoter of the proposed project, vide his authorization dated 24th
January 2018;

I, AATISH ANOOP BABANI promoter of proposed project do hereby
solemnly declare, undertake and state as under:

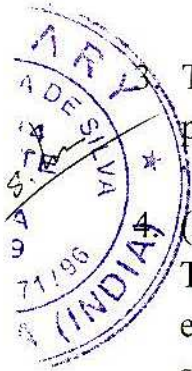
A3

1. That we have a legal title report to land on which development of proposed project Tremonte Phase I is to be carried out.

AND

a legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorised by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.



That the time period within which project shall be completed by me / promoter is 31-12-2022

A2

- (a) For new projects :

That seventy per cent of amount realised by me / promoter for Real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

- (b) For on-going projection date of commencement of the Act.

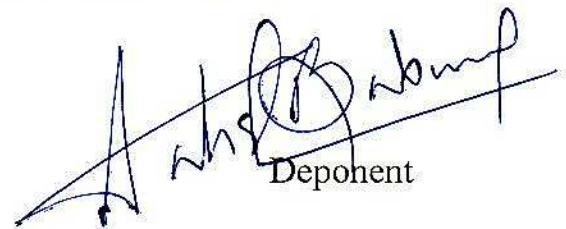
- (i) That seventy per cent of amount to be realised hereafter by me / promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with Rules framed by State Government.

OR

- (ii) That entire amount to be realised hereafter by me / promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project accordance with Rules framed by State Government.

5. That the amounts from separate account shall be withdrawn in accordance with Rule 4(2)(I)(D) read with the Rule 5 of the Goa Real Estate (Regulation and Declaration) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rule 2017.
6. That I / promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That I / promoter shall take all approvals on time from competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by rules and regulations made under the Act.




Deponent

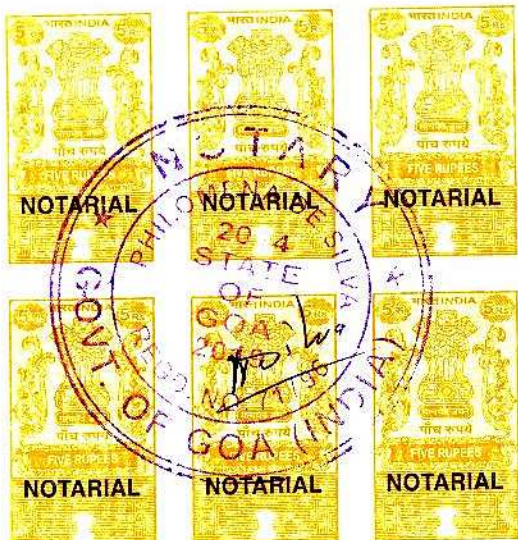
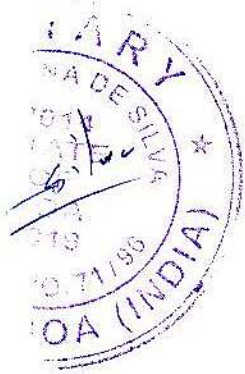
Verification

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

Verified by me at Margao on this 24th of January 2018.



Deponent



Solemnly affirmed before me by
Anish Anoop Babani

Who is identified to me by

Driving licence No: MH0220090021652

Who is personally known to me

this 24th day of January 2018

Reg. No. 14790/18


(PHILOMENA DE SILVA)
STATE OF GOA