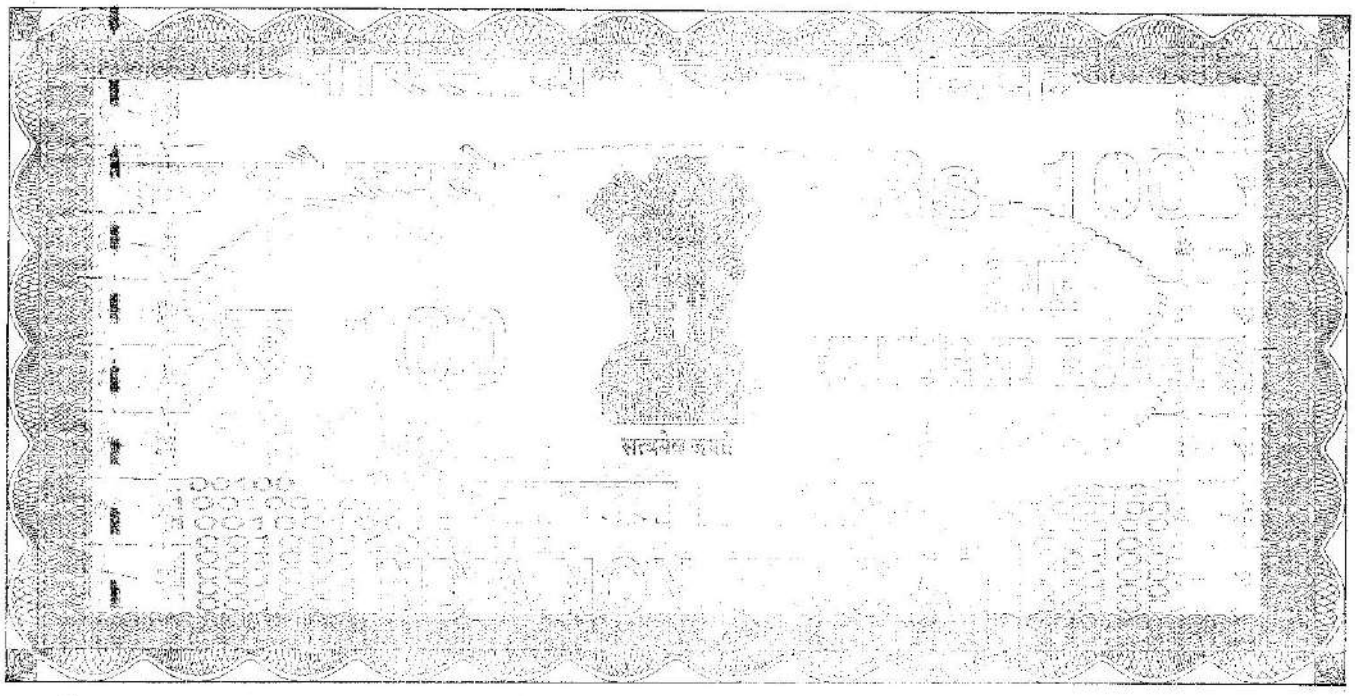

गोवा GOA

02 [illegible] 2021 A 223303

Serial No.: 24028/21 Place of Vending Vasco Date of Sale:.....

Vendor's Na[illegible] Address: Chicalim

Licence [illegible]

Value of [illegible]

Name of [illegible] Sandeep K. Shirodkar New Vaddem

Name of [illegible] K. Shirodkar

Signature of Stamp Vendor

Signature of Purchaser

NOTARY GOVERNMENT OF INDIA

Adv. Sukumar N. Naik
ADVOCATE & NOTARY
Mormugao Goa
Reg. No. 718/2010
Exp. Dt. 28-01-2026

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of Mrs. Siddhi S Shirodkar, Wife of Shri Sandeep K Shirodkar , Developers, promoter of the project named "VARADHRAJ GREENS", having Ofice at Radha Krishna Niwas, New Vaddem, Vasco Da Gama, Goa 403 802.

Shirodkar

I, Shri Mrs. Siddhi S Shirodkar, Wife of Shri Sandeep K Shirodkar, aged 47 Years, Indian National, promoter of the Completed Building/Project " VARADHRAJ GREENS", do herby solemnly declared undertake and state asunder:

1] That I, promoter have a legal title Report to the land on which the development of the project was proposed to be carried out 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. And the project is completed within the stipulated time after obtaining all necessary completions certificates.

2] That details of encumbrance 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 has been Completed by me and I have obtained Completion Certificate dated 17/07/2018, issued by MPDA, Vasco Da Gama, Goa.

4] For ongoing project on the date of commencement of the Rules—
That seventy per cent of the 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 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5] That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (d) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 practicing Chartered Accountant, and it shall be verified during the audit that the amounts 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 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 have/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 allotted at the time of allotment of any apartment, plot or building, as the case may be.

Shirodkar

Solemnly affirmed on 19th day of November 2021 at Vasco Da Gama, Goa.

Shirodkar

Mrs. Siddhi S Shirodkar
Deponent

Verification

The contents of my affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Shirodkar

Mrs. Siddhi S Shirodkar
Deponent

GOVERNMENT OF INDIA

NOTARIAL NOTARIAL NOTARIAL

NOTARY

GOVERNMENT OF INDIA

NOTARIAL NOTARIAL NOTARIAL

Executed before me
by Mrs. Siddhi S.
Shirodkar
which I attest Aadhar Card no
4064 4734 9014

Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Mob.: 9960366967
Date : 19/11/2021
Reg. No. 19459/2021