



गोवा GOA

Sr No. 355 Place of Vendor Margao, Goa Dt: 21/04/2022 686833

Value of Stamp Paper: 1000/-

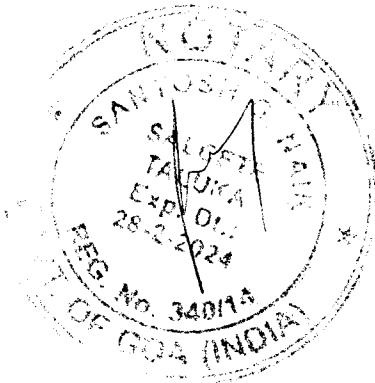
Name of Purchaser: M. Kayji Real Estate Pvt Ltd

Residing at: Margao Father's Name: -

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

Sign of stamp Vendor  
Lic. No. UDVEN-LIC/2/2005/AC-1  
Arwin S. Goes, Margao-Goa

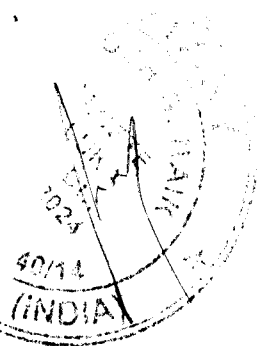
Sign of Purchaser



**Affidavit cum Declaration**

Affidavit cum Declaration of Shri. Chandrakumar R. Huilgol, authorized signatory of M/s. Kayji Real Estate Pvt. Ltd., promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/their Resolution/authorization dated 10.02.2022.

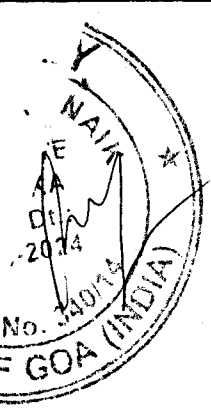
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I, **Shri. Chandrakumar R. Huilgol**, authorized signatory of the promoter of the proposed project known as **"KAYJI SPLENDOUR"** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state on behalf of **M/s. Kayji Real Estate Pvt. Ltd.** as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31<sup>st</sup> December 2027.
4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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 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

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compliance with the proportion to the percentage of completion of the project.

- 8. That promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That 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.



*Ch. Huilgol*

**Shri. Chandrakumar R. Huilgol**

**For M/s. Kayji Real Estate Pvt. Ltd.**

**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, Goa** on this **4<sup>th</sup>** day of **May, 2022**.

Solemnly affirmed before me by  
 Shri/Smt. Chandrakumar R. Huilgol  
 Who is identified before me by  
 Shri/Smt. \_\_\_\_\_  
 Who is personally known to me  
 on this 4<sup>th</sup> day of May, 2022



*Ch. Huilgol*

**Shri. Chandrakumar R. Huilgol**

**For M/s. Kayji Real Estate Pvt. Ltd.**

SANJAY S. NAIK  
 Notary Public  
 SALCETE TALUKA  
 STATE OF GOA (INDIA)  
 Reg No...1224/2022  
 Date...04 May 2022

