



गोवा GOA

600912

Serial No. 12911 Place of Vendor: Margao Date: 27/3/2021

Value of Stamp Paper ₹ 500/-

Name of the purchaser: Mohammad Bakkar Ali

Fathers Name _____ Residence: _____

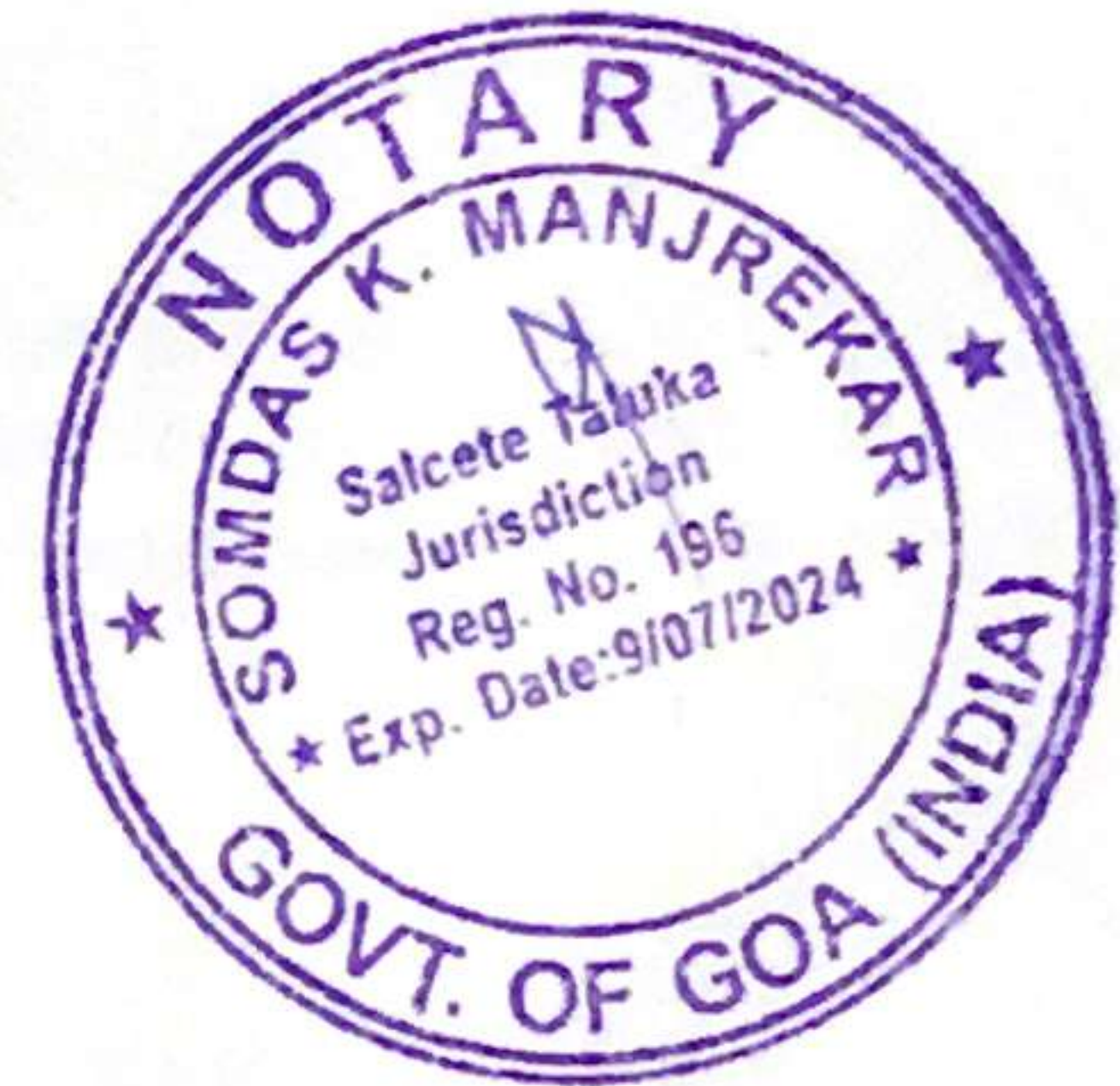
Purpose: _____ Transacting parties: _____

As there is no one single paper for the value of ₹ _____

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Signature of purchaser



Affidavit cum Declaration

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 Icon**".

Signature of the authorized signatory

I, **Mr. Mohammad Bakkar Ali**, Age 39 years, Adult, Occupation Business, Residing at H-16, Vasant Nagar, Gogol, Margao, Salcete, Goa-403601, 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

OR

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

(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 31/03/2022

(4) (a) For new projects: 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.

(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 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, 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 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 27/03/2021

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 Dated 27/03/2021

Deponent



Solemnly affirmed before me by
Shri/Smt. Mohammad Bakhay Ali
Who is identified to me by
Shri/Smt. Aadhaa Card no. [REDACTED]
Who is personally known to me
this 27th day of March 2021
Reg. No. 49341

(SOMDAS K. MANJREKAR)
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA