



गोवा GOA

Serial No. B/113 Please of Vendor Mapusa Date 6/6/2018
Value of Stamp Rs. 500
Name of Purchaser Nitesh Gama
Resident of Calangute Son of S. Prasad
Signature of Vendor Anabela L. P. Fernandes
Signature of Purchaser
Lic No. 13, Benaum Mapusa

384964



AFFIDAVIT CUM DECLARATION

Handwritten signature

We, Mr. Amit saxena Partner and Mr. Anil Khanna Partner ,of partnership firm known as Messrs. Casa Del Sogno Development Company (herein Jointly Called as "promoter" of the Project " Casa Del Sogno - Nagoa") ,having Registered Office at C/o Nitya Resort , 480/15A , Naikavaddo, Calangute , Bardez - 403516 ,Goa , duly represented here by , Mr. Mukesh Kumar, Son of Mr. Satya Prasad age 39 years, Indian National, Residing at Flat No. 302, 3rd Floor, Magpie Apartments, Tivaivaddo, Calangute Bardez, North Goa, duly authorized vide power of attorney dated 25/04/2016, by both the partners of Casa Del Sogno Development Company with respect to the ongoing project under name and style 'CASA DEL SOGNO - NAGOA' being constructed at Nagoa- North Goa, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal Title Report to the land on which the development of the project is being charring out and a legally valid authentication of title of such land .
2. That the project land said land is free from all encumbrances.
3. That the Time period within which project shall be completed by the promoter from the date of registration of 31st March 2020, further to grant of extension in accordance with Goa RERA Rules and RERA Center Act.
4. (i) That seventy percent of the amounts to be realized hereinafter by the 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 That amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
6. That the Promoter shall get 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 audit that amounts if so, collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of completion of the project.
7. That the Promoter shall take all the pending approvals on time, from competent authorities subject to delay, if any, attributable to the authority.
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.



[Signature]

9. That, the Promoter shall furnish such other documents as have been prescribed by rules and regulations made under the Act.

10. That, the Promoter shall not discriminate against any allottee at the time of allotment of any villas in the said project as the case may be.

Date: 06/06/2018
Place: Calangute - Goa

For CASADELSOGNO DEVELOPMENT COMPANY



Mukesh Kumar
(Authorizes Signatory)

Verification

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

Verified by me at Calangute on this 6th June 2018.



DEPONENT

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY JANARDHAN S. PARSHEKAR - P.A.
WHO IS IDENTIFIED BEFORE ME BY Chalde - Amal Sanyal
WHOM I PERSONALLY KNOW
REL. NO. 668/18 DATED 6/6/18

JANARDHAN S. PARSHEKAR
NOTARY AT MAPUSE, EARLES
GOVT. OF GOA (INDIA)