

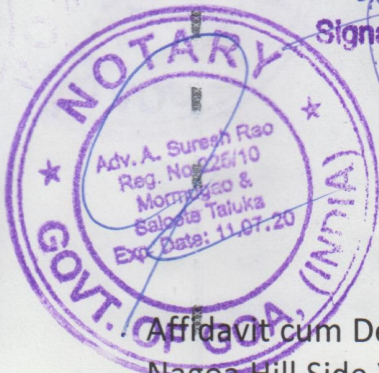


गोवा GOA

Serial No. 31961 Place of Vending Vasco Date of Sale: 23 APR 2018 397868
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Rupees five hundred only)
Name of Purchaser: Bhupesh Rane
R/O: Nagoa Hill Name of Father: Ramesh Rane
Purpose: Dr. Rane Transacting Parties: _____
As there is no one stamp paper for the value of Rs. _____
Additional Stamp paper for the completion of the value is attached
Along with.

Signature of Stamp Vendor

Signature of Purchaser



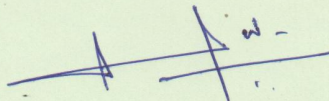
FORM 'II'

Affidavit cum Declaration

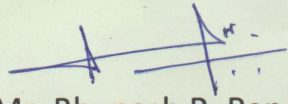
Affidavit cum Declaration of Mr. Bhupesh R. Rane promoter of the project named Nagoa Hill Side Villas. I, Sh. Bhupesh R. Rane son of Shri. Ramesh V. Rane aged 41 years, Indian national, promoter of the proposed project 'Nagoa Hill Side Villas' do hereby solemnly declare, undertake and state as under:

(Signature)

- (1) That I have a legal title Report to the land on which the development of the project is proposed
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me from the date of registration of project; is 29/05/2019 ;
- (4) (a) For ongoing project on the date of commencement of the Rules—
 - (i) That seventy per cent of the amounts to be realized hereinafter by me 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 I 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 shall take all the pending approvals on time, from the competent authorities.
- (8) That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I 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 23rd day of April 2018 at Vasco da Gama.

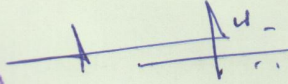


Mr. Bhupesh R. Rane
Deponent

Verification

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

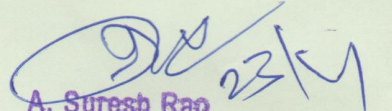
Verified by me at Vasco Da Gama on this 23rd day of April 2018.



Mr. Bhupesh R. Rane
Deponent



EXECUTED BEFORE ME
BY Mr. Bhupesh Rane
Deponent
WHICH I ATTEST


A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor
Chase Chambers,
Vasco-da-Gama, Goa-403 802
Reg. Ser. No. 823/2018
Date 23/4/2018