



गोवा GOA

Serial No. 10241 Place of vend MAPUSA Date 5/16/2021

570703

Value of Stamp Paper 5002

Name of Purchaser KARA

Residence at Assand Son / Wife of _____

As there is no single stamp paper for the value

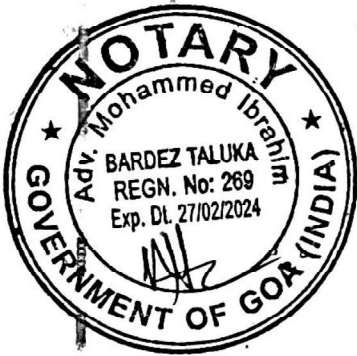
Value of Rs 5002 Additional stamp paper for the
Completion of the value is attached along with

Purpose _____

Transacting Parties

Signature of Vendor
No. 22 (R.R.P Dessai)

Shrikh.
Signature of Purchaser



FORM 'II'
[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shikhir Dhingra Partner in Kara duly authorized by the promoter of
the proposed project named "Zed Point by Zaavi", vides its/his/their authorization No. N.A. dated 16th
Jun, 2021;

Shrikh.



I, **Mr. Shikhir Dhingra** son of **Mr. Jagdish Kumar Dhingra**, aged 33 Years r/o Mapusa Goa, Indian national Partner in **Kara**, duly authorized by the 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-

OR

That details of encumbrances 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 shall be completed by me/promoter from the date of registration of project; is 31/12/2024

(4) (a) For new projects: That seventy per cent of the amounts realized 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 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 the land cost and shall be used only for that purpose.

OR

(ii) That entire 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 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)

(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/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

Shikhir



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 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 16th Jun , 2021

Shikhir
Mr. Shikhir Dhingra
Deponent

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 Mapusa on this 16th Jun, 2021

Shikhir
Mr. Shikhir Dhingra
Deponent

(Holder Aadhar No 4089 1234 0183)

**Solemnly Verified
Before me**

I hereby attest the signature /thumb
impression of:- *Mr Shikhir
Dhingra of New Delhi Prathy
of Mapusa, Goa*
Who is / are identified by self by producing
Original *Aadhar Card No 4089 1234 0183*

which is/ are returned to the Presenter on
verification.

Mohammed Ibrahim

Adv. Mohammed Ibrahim
Notary Bardez (Taluka).

State of Goa, India.
Regn. No. 1988 Date 16/06/2021

