



गोवा GOA

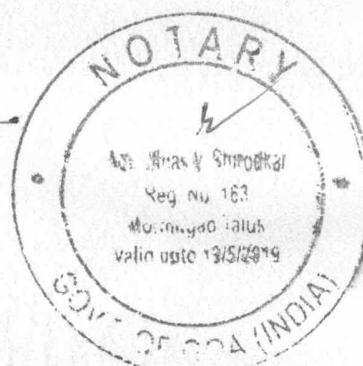
10 MAY 2019

B 445325

Serial No.: 05099... Place of Vending Vasco Date of Sale:.....  
Vendor's Name : Anurva A. Shet Address: Chicalim  
Licence No.: JUDIVEN-LIC/1/2015/AC-1  
Value of Stamp Paper: Rs. 50/- (Rupees Fifty only)  
Name of Purchaser: Resources Earth NO: Vasco  
Name of Father/Husband:..... Purpose: AB

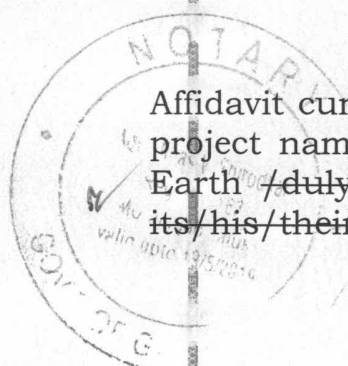
Signature of Stamp Vendor

Signature of Purchaser



### Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Ashvek Hima Bhoi promoter of the project named "Mohidin's Urbanscape" and Partner of M/s. Resources Earth /duly authorized by the promoter of the proposed project, vide its/his/their authorization No. .... dated .....



Signature of Ashvek Hima Bhoi



I, Shri. Ashvek Hima Bhoi son/~~daughter~~ of Shri. Hima Yadoba Bhoi, aged 39 years Indian national, promoter of the proposed project/~~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

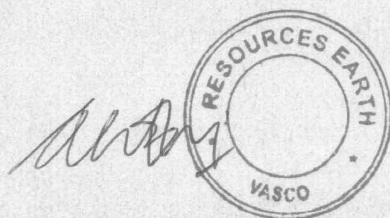
~~That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 15/05/2023.

(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 of completion of the project. 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~~

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (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 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.

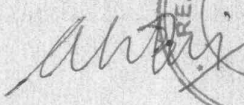
(9) That I/the promoter have/~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(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.



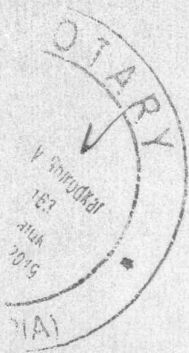

Solemnly affirmed on 10th day of May 2019 at Vasco-da-Gama, Goa.

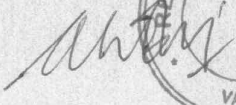
  
Deponent

### Verification

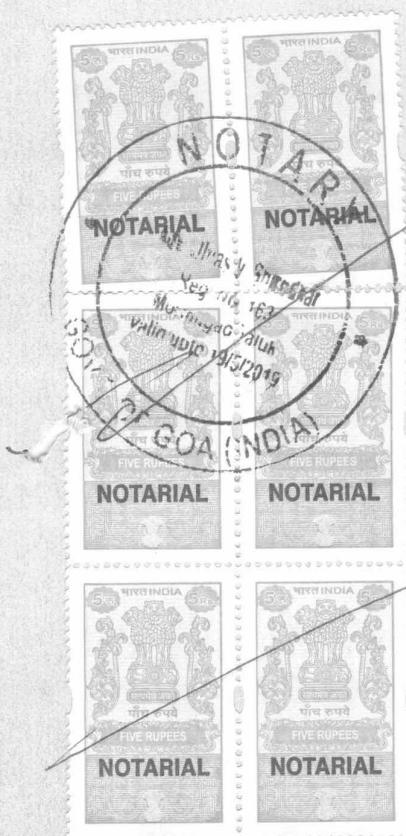
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Vasco-da-Gama, Goa on this 10th day of May 2019.




  
Deponent

DL No. 4A06 20080025400



Attested before me by the Notary  
Public at Vasco-da-Gama, Goa

  
10/5/2019  
Public Notary

Adv. Ulhas V. Srinodkar  
NOTARY  
MORMUGAO TALUK  
Anna Bazar 2nd Floor  
Vasco-da-Gama  
Date 10/5/2019  
Rel No. 2683/19