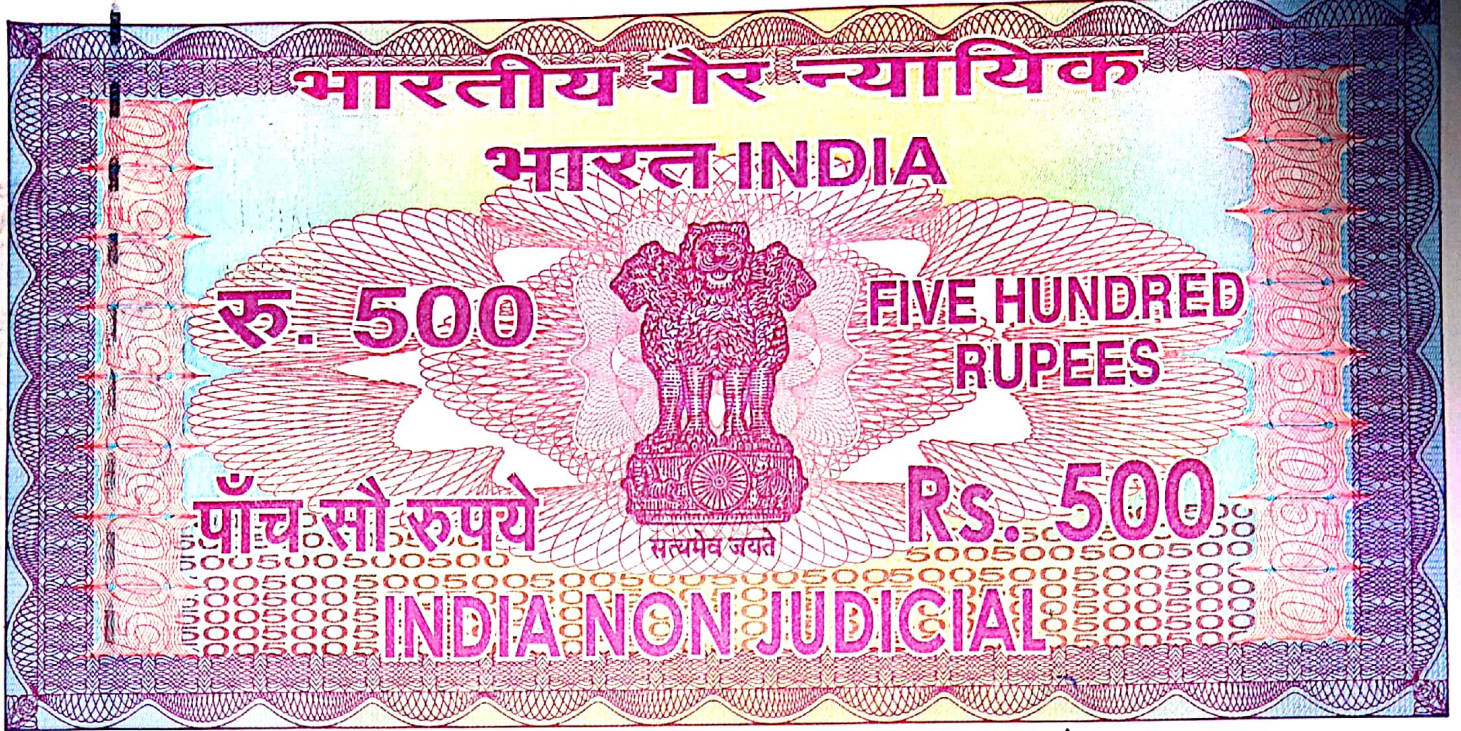




गोवा GOA



Serial No. 5342 Place of Vendor, Panaji Date 04/2/19
Value of Stamp Paper 500
Name of Purchaser Universal Developers
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

467191

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser

AFFIDAVIT CUM DECLARATION

M/S. UNIVERSAL DEVELOPERS, a partnership firm formed under a provision of Indian Partnership Act 1932 having its registered office at Office No.102, 1st Floor S-2 building, Nova Cidade Commercial Complex, Next to Digital World, Porvorim, Bardez, North-Goa, Goa 403521 represented herein by its partners **MR. ALTAF YARGATTI**, son of Mr. Shabbir Yargatti, 35 years of age, Married, business, Indian National, resident of Flat No.G-2, Ground Floor, Royal Mansion, Shelpem, Mapusa, North Goa, Goa duly authorized person with respect to the new project under name and style "THE MISTY GREEN" being constructed at Salvador do Mundo-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 carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between land owner and the Universal Developers for Development of the real estate project is enclosed herewith.
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 project 26/01/2019 to 28/12/2020, further to grant of extension in accordance with Goa RERA Rules and RERA Centre Act.
4. i. That seventy percent of the amounts to be realized herein after 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.

OR

ii. That entire amounts to be realized hereinafter by the promoter for the real estate projects 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 for that purpose since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 Real Estate Agents. Rates of Interest and Disclosure on website) Rule 2017.
6. That , the promoter shall get account audited within six months after the end of every financial year by a practicing Chartered Accountant and it shall be verified during audit that amounts 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.
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.
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 apartment in the said project as the case may be.

Date: 12/02/2019

Place: Alto-Porvorim Goa

Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto-Porvorim Goa
Reg. No. 297

For Universal Developers

(Represented through Partner Mr. Altaf Yargatti)
[Identified by election card bearing No. TK20389114]

VERIFICATION

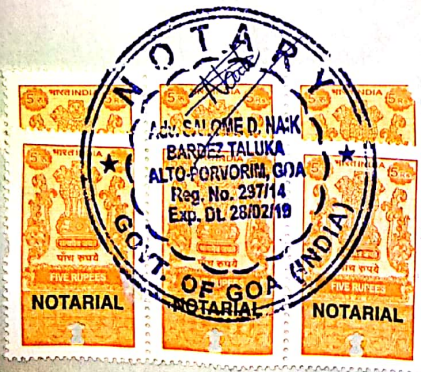
The Content of above Affidavit cum Declaration is true and correct and nothing material has been concealed by us.

Verified at Alto-Porvorim, Bardez Goa on 13th February 2019.

Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto-Porvorim Goa
Reg. No. 297

DEPONENT

[Identified by election card bearing No. TK20389114]



EXECUTED BEFORE ME
WHICH I ATTEST

Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto-Porvorim, Goa
Reg. No. 297

No. 463/2019
Date: 13/2/2019