भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँचसौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Serial No. 1077 Place of Vendor. Panaji Date 10/8/19

Value of Stamp Paper 500/- Sd/-

Name of Purchaser Chandan N. Chari

Residence Honda Name of Father

Purpose Transacting

Parties: Shri Space Infra LLP

506593

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

Sign of Purchaser
Designated Partner

NOTARY
Exp. dt. 28/2/2024
Sharmila T. Patil
alias Paryekar
Taluka Sattari
Reg. No 2[illegible]/14
GOVT. OF GOA



AFFIDAVIT cum DECLARATION

For Shri Space Infra LLP

Designated Partner

schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

For Shri Space Infra LLP

Designated Partner

Mr./mrs **Shri space infra L.L.P** promoter of the project named RAADHAI /duly authorized by the promoter of the proposed project.vide its/his /their authorization No dated 23/8/2019 I,shri Chandan Chari Son of Narsinha Chari aged 37 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 the details of encumbrances including dues and litigation,details of any rights ,title,interest or name of any party in or over such land,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 August 2022.

(4) (a) for new projects:That seventy percent 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

For Shri Space Infra LLP

Designated Partner

(b) for on going project on the date of commencement of the rules-

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 account to be maintained in a schedule 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)(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 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 promoter shall not discriminate against any allottee at the time of allotment of any apartment,plot or building ,as the case maybe.

For [illegible] Infra LLP

Designated Partner

Solemnly affirmend on 23rd Day of Aug/-
20 19 at Honda sattari Goa

Verification Deponent

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 Honda Sattari on this 23 day of 2019

For Shri Space Infra LLP

Deponent

Designated Partner

NOTARY

GOVT. OF GOA

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NOTARY GOVT. OF GOA

Exp. dt 28/2/2024
Sharmila T. Patil
alias Paryekar
Taluka Sattari
Reg. No 270/19

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Solemnly Affirmed and Signed
BEFORE ME
By the above named Executant/Deponent
Shri / Smt Chandhan N. Chari No Vadder Nagar Honda
Who is identified before me by
Shri/Smt Adhar Card
Whom I personally know
Office of the notary Sattari-Goa
On this 23 day of Aug 19
Notarial stamp Rs 50 Reg. No. 2776/19

23/8/19

SHARMILA T. PATIL
alias PARYEKAR
B. SC. LLB
ADVOCATE
And
NOTARY PUBLIC
HONDA SATTARI GOA