



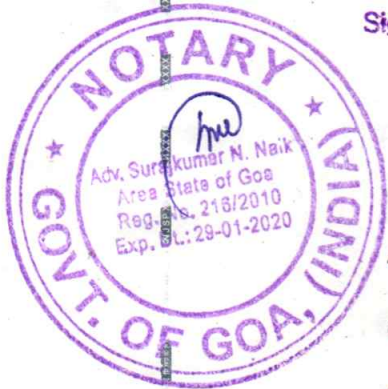
गोवा GOA

513062

Serial No. 11032 Place of Vending Vasco Date of Sale: 5 JUL 2019
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: Estilo Moderno Realty Pvt Ltd
RIO: Mapusa Name of Father
Purpose: agreement Transacting Parties.....
As there is no one single Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser



AFFIDAVIT CUM DECLARATION
Under Rule 3(6) of the Real Estate
(Regulation & Development) Act, 2016

Affidavit cum Declaration of Mr. EKNATH SHANKAR DHURI, duly authorized by the PROMOTERS of the proposed project by virtue of Power of Attorney dated 23rd November, 2017, executed before, S. J. Sardesai, Advocate Notary, (Bardez Division) Goa, and registered under Reg. No.22429/2017, which Power of Attorney has been executed pursuant to Resolution bearing No. 04 passed in the Meeting of Board of Directors held on 15th November, 2017 of M/s. Estilo Moderno Realty Pvt. Ltd, Mapusa.

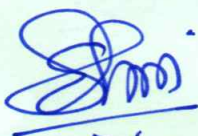
I, EKNATH SHANKAR DHURI, son of Mr. Shankar P. Dhuri, aged about 47 years, Indian National, occupation service, married, residing at The Colonia, H. No. 135 -A/1(RV-2), Zoriwada, Salcete, Davorlim, Salcete, South Goa, 403707 duly authorised by PROMOTERS of the proposed project, M/s. Estilo Moderno Realty Pvt. Ltd do hereby solemnly declare, undertake and state as under :

1. I say that M/s. Estilo Moderno Realty Pvt. Ltd. has a legal Title Report to the land on which the development of the project ESTILO PATIO - CHRYSANTHE SUITES is proposed and a legal authentication of title of such land along with an authenticated copy of the Agreement for Sale between the original owners and the PROMOTERS for development of the Real Estate Project is enclosed herewith.

2. I say that the project land is free from all encumbrances.

3. I say that the time within which the project shall be completed by the PROMOTERS from the date of registration of the project is 16th July, 2022.

4. I say that seventy per cent. (70%) of the amounts to be realized hereinafter by the PROMOTERS for the Real Estate Project ESTILO PATIO - CHRYSANTHE SUITES from the allottees, from time to time, shall be deposited in a separate account which will be maintained in a Scheduled Bank (State Bank of India, Sancoale Branch, Goa) to cover



the cost of construction and the land cost, and shall be used only for that purpose.

5. I say 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 Project, Registration of Real Estate Agent, Rate of Interest and disclosure on website) Rules, 2017.



6. I say that the PROMOTERS shall get the accounts audited within six months after the end of every Financial Year by a practising Chartered Accountant, and shall produce the Statement of Account duly certified and signed by such practising Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project ESTILO PATIO - CHRYSANTHE SUITES 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. I say that the PROMOTERS shall take all the pending approvals on time, from the competent authorities.

8. I say that the PROMOTERS shall inform the authorities 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 these Rules, within seven days of the changes occurring.

9. I say that the PROMOTERS has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

10. I say that the PROMOTERS shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be.




Deponent

VERIFICATION

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 Vasco on this 16th day of July 2019

Deponent



Suraj
Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor Apna Bazar Bldg,
Vasco-da-Gama, Goa-403 802
Ph.: 9423310194, 9960366967
16/07/2019

Executed before me
by Eknaath Shankar Dhumi
which I attest.