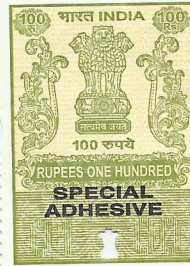
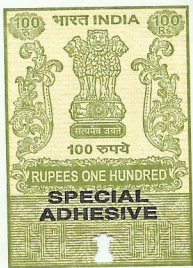




गोवा GOA



Serial No. 41149 Place of Vendor, Panaji, Goa 21/2/22
Value of Stamp Paper 1000
Name of Purchaser Gera's Imperium II
Residence Panaji Name of Father Armando Pereira
Purpose Affidavit Transacting Parties

Sign of Stamp Vendor
Mangala N. Karapurkar
Licence No AC/ST/VEN/747/99

Sign of Purchaser



Affidavit and Declaration

Affidavit and Declaration of M/s SHARAYU GLOBAL, Promoter of the project named "21 ARMANDO PEREIRA" having its registered office at office at 111, Gera's Imperium II, Patto Plaza, Panaji - Goa 403001, (the "Promote") represented here by its partners,

[Signature]



1. **Mr Gaurish Pereira** aged 45 years, businessman, unmarried, son of Shri. Armando Pereira, holding **PAN CARD NO:** [REDACTED], Mobile No. [REDACTED], Aadhaar No. [REDACTED], and
2. **Ms Ashwini Pereira** aged 43 years, Architect, in business, unmarried daughter of Mr. Armando Pereira, holding **PAN CARD NO:** [REDACTED], Mobile No. [REDACTED], Aadhaar No. [REDACTED], both residing at flat no 5 & 6, Pereira Building St-Inez, Panaji – Goa.

AND

Mr Gaurish Pereira aged 45 years, businessman, unmarried, son of Shri. Armando Pereira, holding **PAN CARD NO:** [REDACTED], Mobile No. [REDACTED], Aadhaar No. [REDACTED], residing at flat no 5 & 6, Pereira Building St-Inez, Panaji – Goa (the “Landowner”)

We, the Land Owner; and we, the promoter of the proposed project do hereby, jointly and severally as the context requires, solemnly declare, undertake and state as under:

1. That the Landowner has legal title to the land on which development is proposed and have an authenticated legal title certificate for the project land.
2. That the project land is free from all encumbrances.
3. That the Promoter will complete the real estate project on or before 06/04/2025.

4. That seventy percent of the amounts to be realized hereinafter by 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.

5. That amounts from the separate accounts shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Disclosures on Website) rules, 2017.

6. That Promoter shall get its project accounts audited within 6 (six) months after 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 utilized for the project and the withdrawal has been in compliance with the promotion to the percentage of completion of the project.

7. That promoter shall obtain all pending approvals, if any, on time from competent authorities.

8. That Promoter shall inform the Authority regarding all changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of the said Rules, within 7 (seven) days of the said changes occurring.

9. That Promoter has furnished/will furnish such other documents as have been prescribed by the 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, plot or building, as the case may be.

Place: Panaji

Date: 20/05/2022



A handwritten signature in purple ink, consisting of a stylized 'G' and 'P'.

Mr. Gaurish Pereira

A handwritten signature in purple ink, consisting of a stylized 'G' and 'P'.

Mr. Gaurish Pereira

A handwritten signature in purple ink, consisting of a stylized 'A' and 'P'.

Ms Ashwini Pereira

For M/s Sharayu Global

APK
DKAR
04
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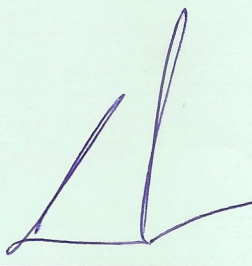
VERIFICATION

The contents of this Affidavit and Declaration are true and correct and nothing material has been concealed by us therefrom.

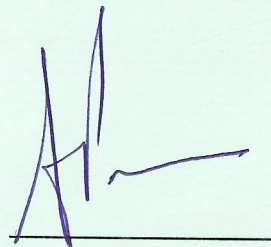
Verified by us at Panaji on this the 20th of May 2022



Mr. Gaurish Pereira

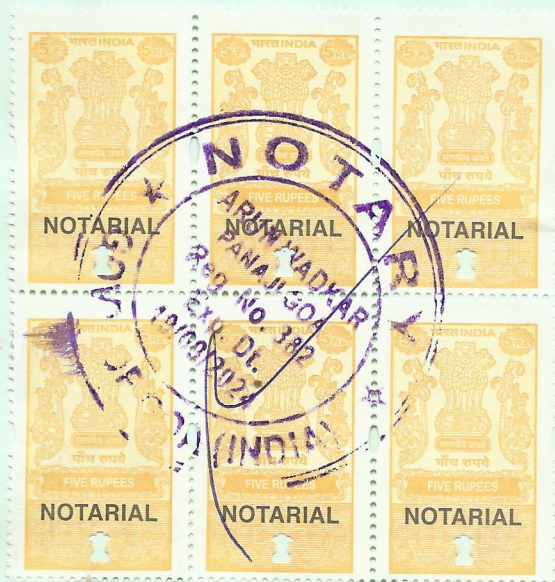


Mr. Gaurish Pereira

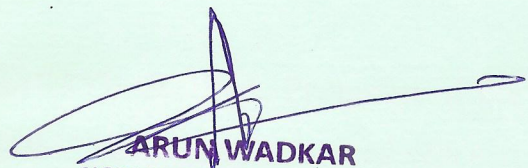


Ms Ashwini Pereira

For M/s Sharayu Global



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Gaurish Pereira
WHO IS IDENTIFIED BEFORE / ME Ashwini Pereira
BY Arun Wadkar
WHOM I KNOW
SERIAL No. 10552 DATED 21/5/2022



ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014