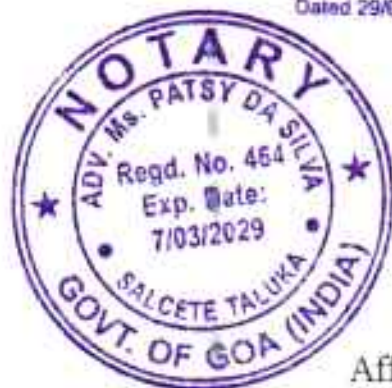




गोवा GOA

915801

Serial No. 5191 Place of Vendor Margao Date 21/1/18
Value of Stamp Paper ₹ 500
Name of the purchaser Noor Ahmad Shah Byahatti
Father's Name Salman Byahatti Residence Davorlim
Purpose Business Transacting parties: _____
As there is no one single paper for the value of ₹ 500
Additional stamp paper for the completion of the value are
attached along with _____
Stamp Vendor's Sign. _____
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/8314
Dated 29/05/2018 Margao - Goa
Signature of purchaser _____



FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **Mr. Noor Ahmad Shah Byahatti** promoter of the proposed project named "**N R Green Leaf Home's and Villas**".

I, **Mr. Noor Ahmad Shah Byahatti**, Age 38 years, Adult, Occupation Business, residing at EWS 87, Housing Board, Near Gouri Redio Rumdamol, Davorlim, Salcete, Goa, 403707, 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

I/promoter 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.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/06/2027.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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





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 Dated 22/01/2025

[Signature]



Emphatically affirmed before me by
[Signature]
 Who is identified before me by
[Signature]
 / Personally known to me
 On this 22nd day of Jan 2025



[Signature]

DEPONENT

Adv. Ms. PATSY DA SILVA
 NOTARY
 SALCETE TALUKA
 State of Goa (India)

VERIFICATION

Reg. No: 0477/2025
 Date: 22/01/2025

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 Margao - Goa on Dated 22/01/2025

[Signature]

[Signature]

DEPONENT



VERIFIED AND DECLARED
 BEFORE ME

Adv. Ms. PATSY DA SILVA
 NOTARY
 SALCETE TALUKA
 State of Goa (India)

0478/2025
22/01/2025