



गोवा GOA

Serial No. 19674 Place of St. Vennd Mapusa Date

Value of Stamp paper 500

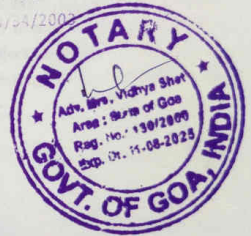
Name of Purchaser Shailesh Poltekhar

Residence at mapusa of Spolykar

Signature of Vendor [Signature] Signature of Purchaser

C.J. PANDIT-LICHO, AC/STP/VL-14/3/2002

17/10/2022
702851



FORM 'II'

[Seerule3 (6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nonla B. Sawant authorized signatory of Prime Infra Build Pvt limited duly authorized by the promoter of the proposed project named "Vista Arrozal Phase-II", vide his authorization no. N.A. dated 14/06/2022;

I, Mr. Nonla B. Sawant son of Mr. Bhiva Bhassu Sawant aged 64 Years, Indian national authorized signatory in Conscient Infrastructure Private Limited, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under;


Contd...2/-

[Signature]

- (1) That promoter has a legal title Report to the land on which the development of the Project is proposed
- (2) That the project land is free from all encumbrances:
- (3) That the time period within which the project shall be completed by the promoter from the date of the registration of the project is **30/11/2026**
- (4) For new projects: That seventy percent of the amounts realized by 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Disclosure on Website) Rules, 2017.
- (6) That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That 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 promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That promoter shall not discriminate against any allottee at the time of allotment of any
Apartment, plot or building, as the case maybe.



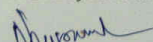
Solemnly affirmed on 18th October 2022


Mr. Nonla B. Sawant
Deponent

Verification

The 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 Da Gama, Goa, dated 18th October 2022


Mr. Nonla B. Sawant
Deponent

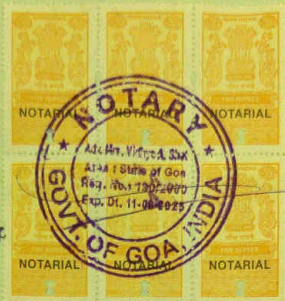
EXECUTED BEFORE ME

BY Nonda B. Sarnat

Authorized Signature of

WHICH I ATTEST

Prime Conscient Infrastructure
Pvt Ltd. Infra build



Adv. (Mrs.) VIDHYA A. SHET

NOTARY

STATE OF GOA

AT. GROUND FLOOR, APNA BAZAR,

VASCO-DA-GAMA, GOA - 403 802

PH.: 0832-2514130

Date: 18/10/2021

Reg. No.: 17905/2021