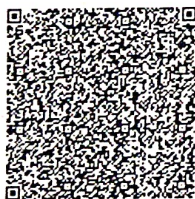
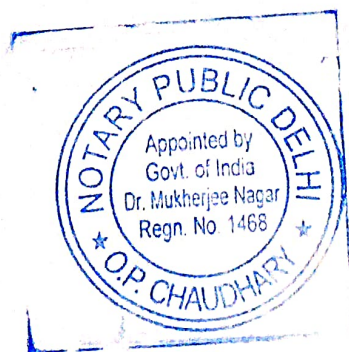


Government of National Capital Territory of Delhi

Certificate No.	: IN-DL15577777167379X
Certificate Issued Date	: 18-Dec-2025 03:35 PM
Account Reference	: IMPACC (IV)/ dl930103/ DELHI/ DL-NRD
Unique Doc. Reference	: SUBIN-DL93010356937515221883X
Purchased by	: KANDARP JAIN
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KANDARP JAIN
Second Party	: RED SAND REALTY LLP
Stamp Duty Paid By	: KANDARP JAIN
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line



1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. KANDARP JAIN** authorized Person **RED SAND REALTY LLP**, promoter of the project named "**OCEAN SQUARE**" duly authorized by the promoter of the proposed project,

I, **Mr. KANDARP JAIN** Son of **Mr. SHASHANK VIJAY JAIN**, major of age, duly authorized by **RED SAND REALTY LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



We have a legal title Report to the land on which the development of the project is proposed

OR

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.

1. That the Project land is free from encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details

2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31/10/2028**.

3. (a) For new projects: That seventy per cent of the amounts realized by the 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.

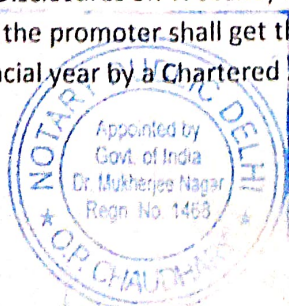
(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realized 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 scheduled 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.

4. 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.
5. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of



accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. That 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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, on any grounds.

Solemnly affirmed on 16th day of December 2025.

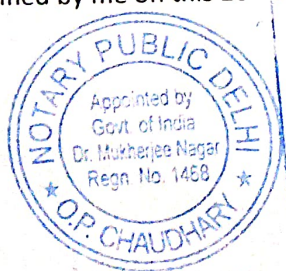


Mr. KANDARP JAIN
Deponent

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 on this 16th day of December 2025.



ATTESTED

Notary Public, Delh

18 DEC 2025



Mr. KANDARP JAIN
Deponent