

गोवा GOA

Serial No. 1560 place of St. Vennd Mapusa Date 2/2/26

A 094601

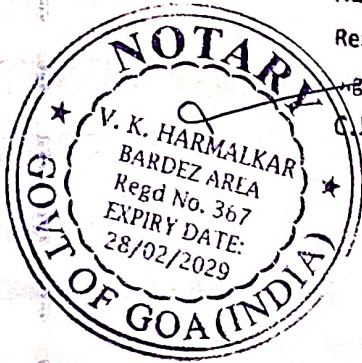
Value of Stamp paper 500

Name of Purchaser Raghav M. Shetty

Residence at Mapusa, Son of Ch. Ramesh

Signature of Vendor Ch. Ramesh Signature of Purchaser Raghav M. Shetty

C. J. PANDIT - LIC NO. AC/STP/VEN/34/2003



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. RAGHAV M. SHETTY authorized person of M/S. ANAND SAGAR HOMES, duly authorized by the Landowner/Promoter M/s. MYSORE MERCANTILE COMPANY LTD & duly authorized by the Developer/Promoter M/S. ANAND SAGAR HOMES for the project named "AASHRAY" situated at Plot bearing, PTS no.77, Chalta No.28, Mapusa, Bardez Taluka North -Goa District PIN 403507. Admeasuring 2166.00sq.mt.

ANAND SAGAR HOMES

R. Shetty
PARTNER

1



I, MR. RAGHAV M. SHETTY, son of MUDDANNA SHETTY, aged 58, Indian National, bearing Pan Card No- , Contact No-9860386883, duly authorized by the Landowner/Promoter M/s. MYSORE MERCANTILE COMPANY LTD & duly authorized by the Developer/Promoter M/S. ANAND SAGAR HOMES for the project named "AASHRAY" do hereby solemnly declare undertake and state as under:

- 1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed 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 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.
- 3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 25th SEPTEMBER 2028.
- 4) For ongoing project on the date of commencement of the Rules – That seventy per cent of the 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.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) 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.
- 9) That the promoter have/has furnished 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.

ANAND SAGAR HOMES
PARTNER



Solemnly affirmed on 02nd day of February 2026 at Mapusa Goa

Deponent

ANAND SAGAR HOMES

[Signature]
PARTNER

RAGHAV M. SHETTY
Authorized Person
Anand Sagar Homes

Landowner/Promoter

[Signature]


SURESH P.
Authorized Person
Mysore Mercantile Company Ltd

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on 02nd day of February 2026 at Mapusa Goa

Deponent

ANAND SAGAR HOMES

[Signature]
PARTNER

RAGHAV M. SHETTY
Authorized Person
Anand Sagar Homes

Landowner/Promoter

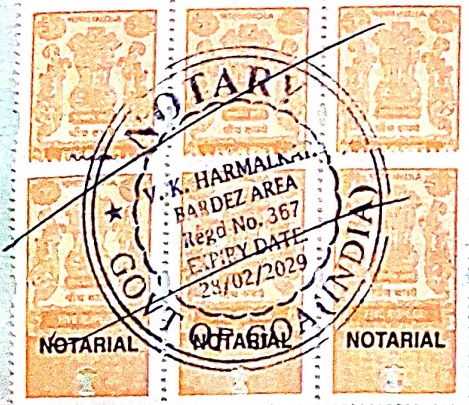
[Signature]


SURESH P.
Authorized Person
Mysore Mercantile Company Ltd

- 1) Mr. Raghav Shetty, identified on the basis of Aadhar Card No-
- 2) Mr. Suresh P., identified on the basis of Aadhar Card No-

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY
WHO IS IDENTIFIED BEFORE ME BY

WHOM I PERSONALLY KNOWN
REG No. 349/26 DATED 02/02/2026



[Signature]
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA