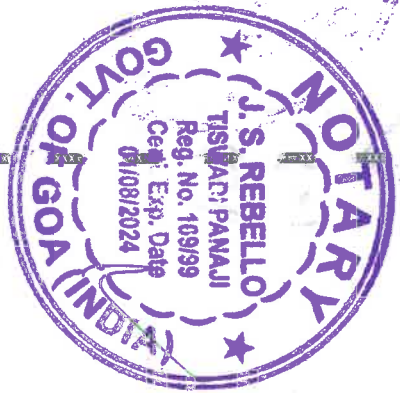




गोवा GOA

511307



Serial No. 26 Place of Vendor: Panaji Date 03/10/19
Value of Stamp Paper _____
Name of Purchaser Shri Shaikh Kutbuddin
Residence FF-7, 1st floor, Velho Trade Centre, Opp. Municipal market, Panaji-
Purpose Affidavit Name of Father _____ Transacting Parties: _____
Sign of Stamp Vendor _____ Sign of Purchaser _____
Mangal: A. K. S. _____ FORM EN-1127/00
License No. A/C/S/ST/EN/1127/00
(See Rule 3 (6))

FORM OF DECLARATION, supported by AN AFFIDAVIT
which shall be signed by the **PROMOTER OR**
ANY PERSON AUTHORSED BY THE PROMOTER.

AFFIDAVIT cum DECLARATION

Affidavit cum Declaration of M/s. Usman Enterprises, a Sole of Proprietorship Firm, represented by its Sole Proprietor Shri Shaikh Kutbuddin, aged about 50 years, married, son of late Usman Shaikh, resident of H.No. 937, Tonca, Caranzalem-Goa, Indian, National, having his office at FF-7, 1st floor, Velho Trade Centre, Opp. Municipal market, Panaji-Goa, as a Promoter of the Project Known "KEYNAZ APARTMENTS" do hereby solemnly declare, undertake and state as under:-

Shri Shaikh



- 1) That I Mr. Shaikh Kutboddin, the owner and The Promoter has a legal title report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the Agreement between such Owner and the The Promoter for development of the Real Estate Protect is enclosed herewith.
- 2) That the Project Land is free from all encumbrances.
- 3) That the time period within which the Project is to be completed by me/ The Promoter from the date registration of the Project is 31st December 2021.
- 4) (a) For new Projects: That seventy percent of the amounts realized by me/ The Promoter for the Real Estate Project from the allottee,s 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 on going Project on the date of commencement of the Rules:-
 - (i) That seventy percent of the amount to be realized hereinafter by me/ The Promoter for the Real Estate Project from the allottee,s 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 use only for that purpose.

OR

- (ii) That the entire amount to be realized hereinafter by me/ The Promoter promoter for the Real Estate Project from the allottee's 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, since the estimated receivable of the Project in less then the estimated cost of completion of the project.
- (5) That the amount from the separate account shall be within drawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of real Estate Project, registration of real Estate Agents, Rates of interest and Disclosures on website) Rules 2017.
- (6) That I/ The promoter shall get the account audited within six months after the end of every financial year by a practicing chartered accountant and shall produce a statement of account duly certified and signed by such practicing chartered account and it shall be verified during the audit that the amount, collected for a particular Project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the project.

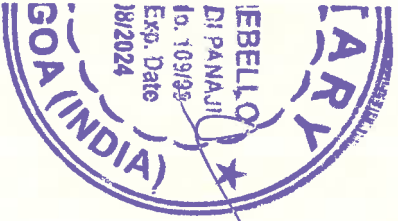
(7) That I / The promoter shall take all the pending approvals on time, from the competent authorities.

(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 regulation made under the Act.

(10) 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 4th day of October 2019 at Panaji-Goa.



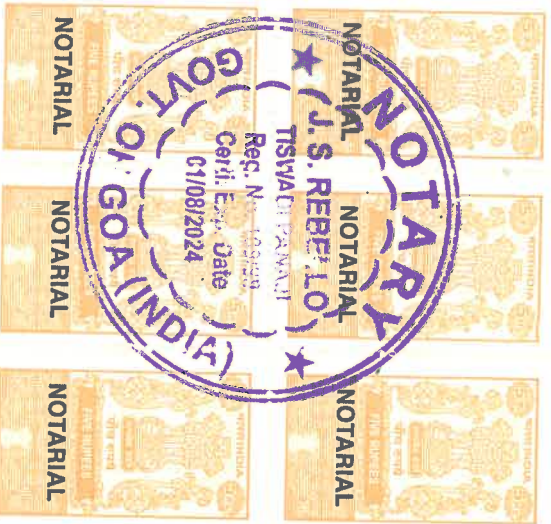
Shubodini

Deponent
(Shairik Kuttboddin)

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and noting material has been concealed by me there from.

Verified by me at Panaji on 4th October 2019.



-3-

EXECUTED BEFORE ME
WITNESS ATTEST
REG. NO. 109/99 DATED 18/10/2019
J.S. Rebello
NOTARY
PANAJI
STATE OF GOA (INDIA)