



गोवा GOA

04 DEC 2021

684006

Serial No. 28353/21 Place of Vending Vasco Date of Sale: 04 DEC 2021
Vendor's Name: Apurva A Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/11/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Five Hundred only)
Name of Purchaser: Rizwan Shaikh
R/O: Vasco of Father: N. Shaikh
Purpose: Transacting Parties
As there is no other Paper for the value of Rs. 500/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser

FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

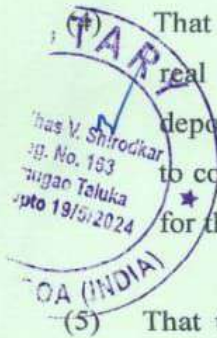
AFFIDAVIT CUM DECLARATION OF MR. RIZWAN
SHAIKH, THE PROMOTER OF THE PROPOSED PROJECT
NAME "SAI TOWERS", VIDE AUTHORIZATION DATED
04/12/2021



I, Mr. Rizwan Shaikh, son of Shaikh Nabi, aged 51 years resident of H. No 118, Ranghavi Estate, Issorcim, Post Dabolim, Goa, Indian National, Promoter of the project "Sai Towers" duly hereby solemnly declare, undertake and state as under:

- (1) That I the promoter have 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 me the Promoter from the date of registration of project is 04/12/2026.

That seventy per cent of the amounts realized 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 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.



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- (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 has furnished such other documents as have been prescribed by the rules and regulations 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 04th December, 2021

Mr. Rizwan Shaikh

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 04th December, 2021

Mr. Rizwan Shaikh

Deponent

Executed before me by the
Executant, which I attest

Notary

Adv. Ulhas V. Shirodkar

NOTARY

Mormugao Taluka

Apna Bazaar

Vasco-da-Gama, Goa

Date : 4/12/2021

Reg. No.: 8629/2021

