

भारतीय गैर न्यायिक

भारत INDIA

500

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

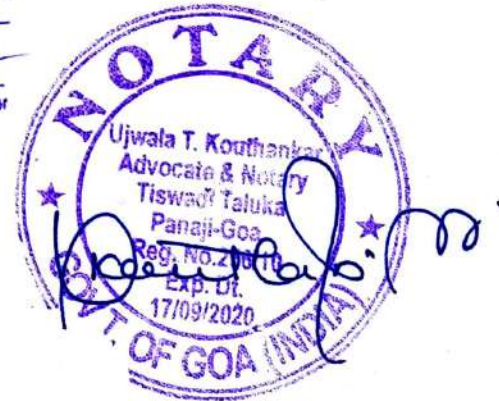
Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

Sr. No. 6372 Place of vendor Panaji-Goa Date 04/11/2019  
Value of Stamp Paper 500 510820  
Name of Purchaser \_\_\_\_\_  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Contracting \_\_\_\_\_  
Parties \_\_\_\_\_  
Sign of Stamp Vendor \_\_\_\_\_ Sign of Purchaser \_\_\_\_\_  
Dharamdas R. Naik  
Licence No. AC45TP/VEN/LIC/07/2010



### Affidavit cum Declaration

Affidavit cum Declaration of M/S. AL MUSTAFA DEVELOPERS (PAN Card No.ABAFA7834K), a Partnership Firm duly constituted by the Indian Partnership Act 1932 and having its principal place of business at Office No.C-2, 3<sup>rd</sup> Floor, Eldorado Plaza, Near Municipal Market, Panaji, Tiswadi-Goa represented by its Partner Mr. Zahur Ahmed Motiwala, 35 years of age, son of Shri. Gaffar H. Motiwala, married, in

.....2/-

For AL-MUSTAFA DEVELOPERS

Partner

business, holding PAN Card No.ALMPM5419L, Aadhaar Card No.9895 9404 8520, Indian National and resident of H.No.A-1, Shah Harmony, Molaca, Mercedes, Tiswadi-Goa promoter of the project named VISTA DE PAIX, Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

Have/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 agreement between such owners and promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, titles, 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 31/12/2022.

(4) (a) For new projects: That seventy per cent of the amounts realised by me/promoter of the real estate project from the allottees, from time to time, shall be deposited in a separate account to be

For AL-MUSTAFA DEVELOPERS

....3/-

*Z. Mohamed*

Partner



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 a 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 realised hereinafter by me/promoter for a 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.

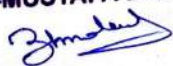
(5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I)(D) read with rule 5 of the Goa Real Estate(Regulation and development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

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

.....4/-

For AL-MUSTAFA DEVELOPERS



Partner



(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 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 11<sup>th</sup> day of November 2019 at Panaji-Goa.

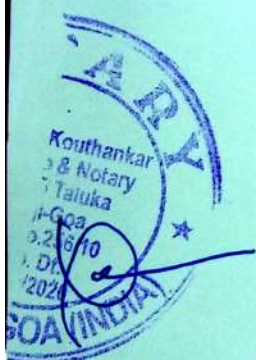
For AL-MUSTAFA DEVELOPERS

*Zahur*

Deponent

Partner

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 at Panaji on this 11<sup>th</sup> day of November 2019.

For AL-MUSTAFA DEVELOPERS

Deponent.

*Zahur*

Partner



Solemnly affirmed before me by  
Shri / Smt. *Zahur Ahmed Motiwala*  
who has been identified by  
*me*  
whom I personally know.  
Reg. No. *1573/19* Dated *11/11/2019*

*Kouthankar*

UJJWALA T. KOUTHANKAR  
Advocate & Notary  
Tiswadi Taluka  
Panaji - Goa  
Reg. No. 256/10