



गोवा GOA

646869

Serial No. 22492 Place of Vendor: Margao Date: 8/3/2022
Value of Stamp Paper ₹ Arshad Shaik Muzavor
Name of the purchaser Arshad Shaik Muzavor
Fathers Name: _____ Residence: _____
Purpose: _____ Transacting parties: _____
As there is no one single paper for the value of ₹ _____
Additional stamp paper for the completion of the value are
attached along with _____

Stamp Vendor's Sign.
Mrs. Deepa Balendra Naik
LIC. No. JCD/MEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa
Signature of purchaser



Form II
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of Mr. Arshad Shaik Muzavor and Mr. Mehboob Alam Khan, on behalf of partnership firm Radiance Estates, promoters of the project Radiance The Meadows, vide its/his/their authorization no dated

1. Mr. Arshad Shaik Muzavor and Mr. Mehboob Alam Khan, Indian national partners of the firm Radiance Estates, the promoters of the project Radiance The Meadows.

(1) That I/We/Promoters have a legal title report to the land on which the development of the project is proposed.

OR

Have/has a title legal report to the land on which the development of the proposed project is to be carried out.

AND

A legal valid authentication of title of such land along with an authenticated copy of the agreement between owner and promoter for development of the real estate project is enclosed herewith.

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

OR

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

(3) the time period within which the project shall be completed by us/promoters from the date of the registration of project is 17/03/2024.

(4) (a) For new projects : The Seventy percent of the amount realized hereinafter by us/promoters for the real estate project from the allottees, from time to time, shall be deposited in the a separate account to be maintained in a scheduled bank to cover the cost of the construction the land and shall only be used for that purpose.

(b) For ongoing project from the date of commencement of the rules -

(i) he Seventy percent of the amount realized hereinafter by us/promoters for the real estate project from the allottees, from time to time, shall be deposited in the a separate account to be maintained in a scheduled bank to cover the cost of the construction the land and shall only be used for that purpose.

OR

(ii) That entire amounts to be realized hereinafter by us/promoters 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 the construction and the land cost and shall be used only for the purpose, since the estimated receivable of the project is less the cost of completion of the project.

(5) the amounts from the separate accounts shall be withdrawn in accordance with the section 4 (2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) Registration of the Real Estate Projects, Real Estate Agents, rates of interest and Disclosures on website) Rules 2017.


(6) That we/the promoters 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 accounts duly certified and signed by such practicing Chartered Account, and it shall be verified during the audit that the accounts collected for 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.

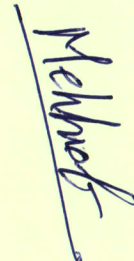


Mehmet

- (7) That we/the promoters shall take all the pending approvals on time, from the competent authorities.
- (8) That we/ the promoters 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 Rules, with in seven days of the said changes occurring.
- (9) That we/the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That we/the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case maybe.

Solemnly affirmed on 18 March 2022


Mr. Arshad Shaik Muzavor
Deponent

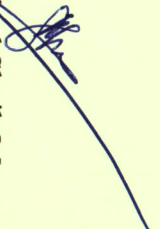

Mr. Mehboob Alam Khan
Deponent

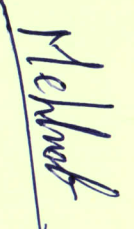
Verification



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

Verified by us at Margao-Goa, on this 18th day of March 2022.


Mr. Arshad Shaik Muzavor
Deponent


Mr. Mehboob Alam Khan
Deponent



Solemnly affirmed before me by
Shri/Smt. Shrik Shrik Shrik
who is identified to me by
Shri/Smt. Shrik Shrik Shrik 2160
who is personally known to me
this... 19th day of March 20 22
Reg. No. 55447

Solemnly affirmed before me by
Shri/Smt. Mehboob Alam Khan
who is identified to me by
Shri/Smt. Shrik Shrik Shrik 2160
who is personally known to me
this... 19th day of March 20 22
Reg. No. 55447

(SOMDAS K. MANJUREKAR)
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA