



गोवा GOA

550743



Sr. No. 923 Place of vend MAPUSA, Date 14/10/2020
Value of stamp paper 500
Name of purchaser M. Kumar
Residing at Colony Son / wife of S. Kumar
As there is no one single stamp paper for the
value of Rs. Additional stamp papers for the
completion of the value is attached alongwith.

Purpose

Signature of Vendor
L. No 22 (R.R.P. Dessai)

Transacting Parties

Signature of Purchaser

AFFIDAVIT CUM DECLARATION

x M. Kumar

We, Mr. Amit Saxena Partner and Mr. Gokul Kumar Partner, of LLP firm known as Messrs. GA Developers and Construction LLP (herein Called as "promoter" of the Project "URBAN OASIS APPARTMENTS") ,having Registered Office at C/o Nagoa Grande Resort & SPA, E-18/1, Nagoa, Arpora, Bardez – Goa - 403516, duly represented here by , Mr. Mukesh Kumar, Son of Mr. Satya Prasad age 39 years, Indian National, Residing at Flat No. 302, 3rd Floor, Magpie Apartments, Tivaivaddo, Calangute Bardez, North Goa, duly authorized vide Board Resolution dated 20/11/2019, by the LLP of GA Developers and Construction LLP with respect to the ongoing project under name and style "URBAN OASIS APPARTMENTS" being constructed at Bastora- North Goa, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal Title Report to the land on which the development of the project is being charring out and a legally valid authentication of title of such land .
2. That the project land said land is free from all encumbrances.
3. That the Time period within which project shall be completed by the promoter from the date of registration of 31st December 2022, further to grant of extension in accordance with Goa RERA Rules and RERA Center Act.
4. (i) That seventy percent of the amounts to be realized hereinafter by the 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 That amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
6. That the Promoter shall get 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 audit that amounts if so, collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of completion of the project.
7. That the Promoter shall take all the pending approvals on time, from competent authorities subject to delay, if any, attributable to the authority.



[Handwritten signature]

10. That, the Promoter shall not discriminate against any allottee at the time of allotment of any villas in the said project as the case may be.

X Marked

X Marshall



TRULY AND VERILY AFFIRMED AND VERIFIED
BEFORE ME BY Murresh Kumar

WMD IS IDENTIFIED BEFORE ME BY

WHOM I PERSONALLY KNOW

REC. N 084/2020 DATED 14.01.2020

JAWAHARLAL NEHRU
START AT RAIPUR EARLY IN
MAY OF 1964