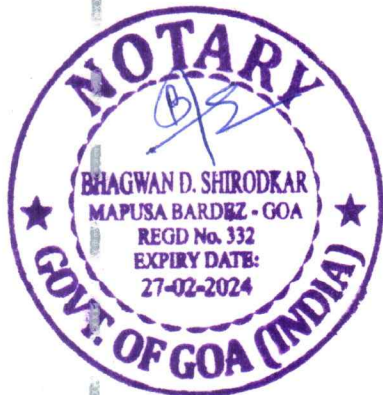




गोवा GOA

657692



Serial No. 2844 Place of St. Vend Mapusa
Date of issue 21/1/22
Name of Purchaser Amitosh moitra
Residence of Delhi
S/D of _____
Payee _____ Value of Stamp Paper _____
Signature of Vender Amitosh Signature of Purchaser Amitosh
AMITA KORGADKAR LIC NO. AC/STP/EN/CS/2019

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amitosh Moitra, promoter of the project named Sattva Villas LLP duly authorized by the promoter of the proposed project, vide their authorization dated 10th January 2022

I, Amitosh Moitra, son of Late Dr. Manotosh Moitra, r/o 5, Western Avenue, Maharani Bagh, New Delhi, aged 61 years, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Amitosh



- (1) That 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 promoter for development of the real estate project is enclosed herewith.

- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 30/07/2024
- (4) That seventy per cent of the amounts realised 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That 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 this 22nd day of January 2022 at ^{Mapusa -}Goa



[Signature]
Deponent

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 ^{Mapusa} at Goa on this 22nd day of January 2022.

[Signature]
Deponent



SOLEMNLY AFFIRMED BEFORE ME
BY Amitosh Moitra

WHO IS IDENTIFIED BEFORE ME
BY Aadhaar card - 7443 2080 0729
REG NO 229/2022 dtd. 22.01.2022

[Signature]
BHAGWAN D. SHIRODKAR
ADVOCATE & NOTARY
MAPUSA, BARDEZ - GOA