



गोवा GOA

B 171566

Serial No. 4608 Place of Vend MARGAO Date: 09/12/2022  
Value of Stamp Paper: 100/-  
Name of Purchaser: Mohammed Hanif  
Residence: Margao Name of Father:   
Purpose: Spdewil Transacting }  
Parties

As there is no one single paper for the value of Rs. ....  
Additional stamp papers for the completion of the value are  
attached along with.



Govt. Authorized Stamp Vendor's Sign.  
Mr. Irshad Mohammed Shaikh  
TA-101, Pereira Plaza, Margao  
PH: 0832-2712123  
Lic. No. UUG/Ven-Lic/10/2020/AC-II

Signature of Purchaser



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

**AFFIDAVIT CUM DECLARATION**

Signature of Purchaser

Signature of Purchaser

I, **MR. HANIF UMAR MOHAMMED**, son of Mr. Umar Abdul Mohammed, aged 41 years, married, business, Indian National, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Mobile No. [REDACTED], resident of Pedda, Benaulim, Salcete, Goa, the Promoter of the proposed project named as "IRMAO" do hereby solemnly declares, undertakes and states as under:

1. That I has a legal Title Report to the land on which the development of the proposed project is to be carried out.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project is 31/03/2025.
4. (a) For new projects: that seventy per cent of the amounts realized by me for the real estate project from the allottee, 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.  
(b) For on going project on the date of commencement of the Rules-  
(i) That seventy per cent of the amounts to realized herein after by me the real estate project from the allottee, 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 realized hereinafter by me for the real estate project from the allottee, 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of the Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
6. That I 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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee/s at the time of allotment of any apartment, Plot or Building, as the case may be.

Solemnly affirmed at Margao, Goa on 09<sup>th</sup> December, 2023

Deponent

*[Signature]*

Mr. HANIF UMAR MOHAMMED

Solemnly affirmed before me by  
Hanif Umar Mohammed  
who is identified to me by

to whom I personally know on  
this 09<sup>th</sup> day of December, 2023

Sr. No. 348/09-12-2023

*[Signature]*  
SANJAY S. MALKARNEKAR

