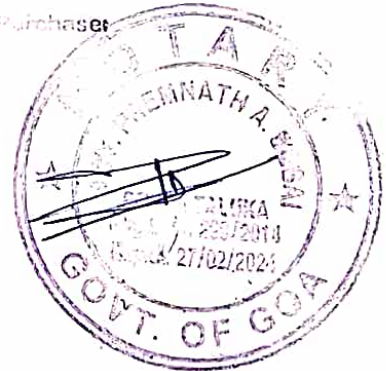


गोवा GOA

Sr. No. 18335 Place of Vend PONDA Date of issue 27/12/2022 788662
Value of Stamp Paper Rs. 500/-
Name of the Purchaser Paragayrao Desai
Residing at House Son of Inda Proa
As there is no one single stamp paper of the value of Rs. 500/-
Additional Stamp Paper for the completion of the value is attached along with
Signature of The Vendor [Signature] Signature of the Purchaser [Signature]
Lic. No. AC/STP/VEN/67/2015 DT. 11/12/2015

FORM 'II'

[See rule 3(6)]

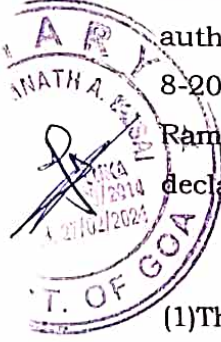


**FORMS OF DECLARATION, SUPPORTED BY AFFIDAVIT,
WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER
AFFIDAVIT CUM DECLARATION**

Contd./-

N. Desai

Affidavit cum Declaration of Mr. Narayanrao Ramchandra Desai promoter of the project named Ellora Enclave proprietor of Desai Developers duly authorized by Mr. Pradip alias Pradeep Tukaram Verekar and his wife Smt. Shubhada Pradip Verekar vide their authorization Power of Attorney bearing Regn.No. PON-POA Register-8-2022 dated 11/05/2022; I Shri. Narayanrao R. Desai son of Ramchandra Desai age 40 yrs, Indian National, do hereby solemnly declare, undertake and state as under:



(1) That I / promoter have/has 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

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

OR

(3) That the time period within which the project shall be completely by me/promoter from the date of registration of project; is 31/12/2026.

(4) For ongoing project on the date of commencement of the Rules----

(i) That seventy per cent of the amounts to be realized hereinafter by me/ 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

N.R. Desai

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

(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-

NYD Desai

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 05th day of January 2023

N.R. Desai
Narayanrao R. Desai
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 05th day of January 2023

N.R. Desai
Narayanrao R. Desai
Deponent



EXECUTED BEFORE ME
WHICH I ATTEST

Ad. V. Premnath A. Desai
AD. V. PREMNATH A. DESAI
NOTARY POND
STATE OF GOA
--INDIA--

Place: Ponda - Goa
Date: 05/01/23, Reg. No. 05/01/2023