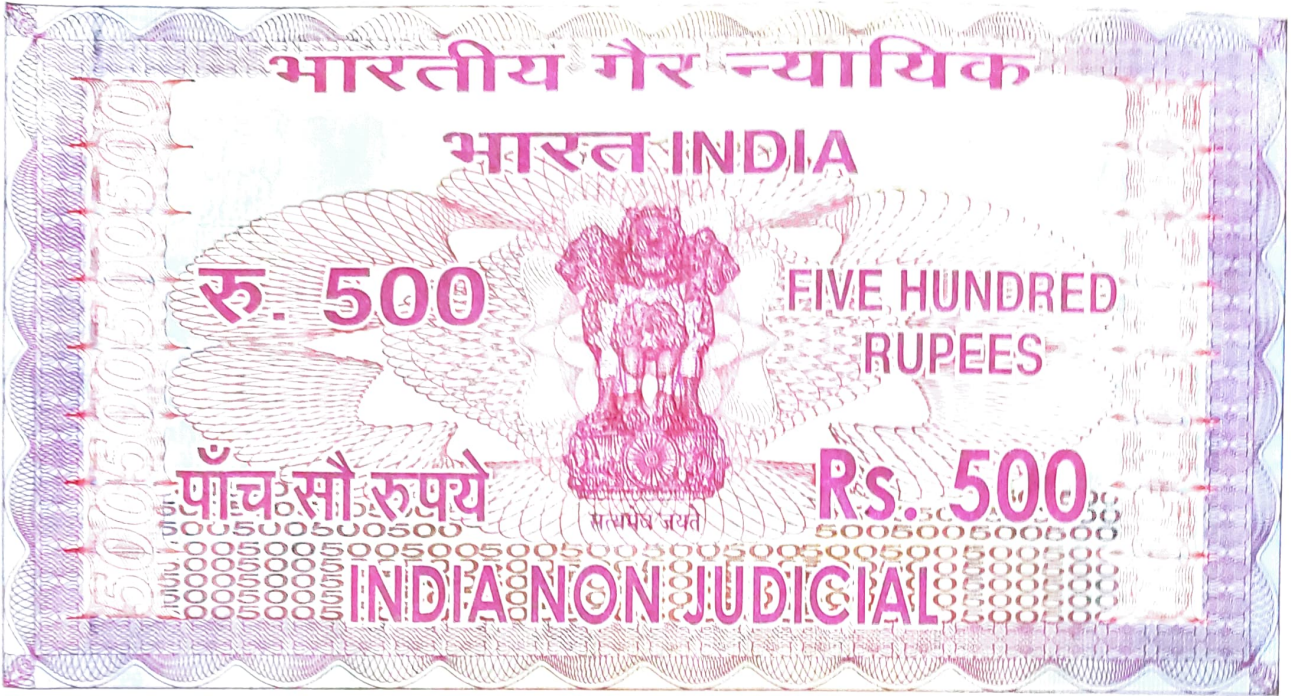
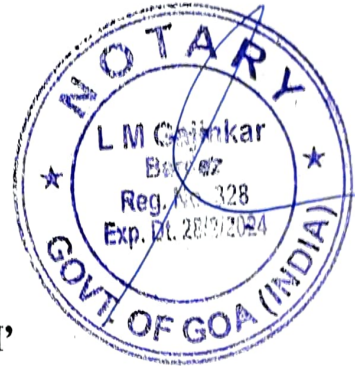




गोवा GOA

Serial No. 10163 Place of Vendor, Porvorim - Goa. Date 12/02/2022
Value of Stamp paper 500/-
Name of Purchaser Santosh Gajinkar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____
Signature of Vendor _____ Signature of Purchaser _____
Tina Gajinkar Multi Purpose De. op. Svy. Ltd.
LIC No. AC/ST/ VEN/07/2019. DL10/M/2019

658443



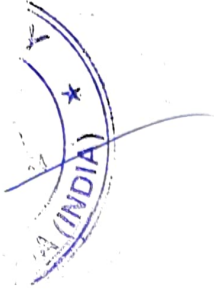
FORM 'II'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SANTOSH MADHUKAR
GAJINKAR promoter of the project named AURA SKY
APARTMENT/~~duly authorized by the promoter of the proposed~~
~~project, vide its/his/their authorization No. dated~~;



I, Shri. SANTOSH M GAJINKAR son/daughter of MADHUKAR GAJINKAR aged 47 Indian national, promoter of the proposed project/~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state asunder:

(1) That I /promoter have/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

OR

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

(3) That the time period within which the project shall be completed by me/ promoter is 31/03/2024;

(4) (a) For new projects:

That seventy per cent of the amounts realised 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.

(b) ~~For ongoing project on the date of commencement of the Rules—~~

(i) ~~That seventy per cent of the amounts to be realised 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.~~

OR

(ii) ~~That entire amounts to be realised 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) (l) (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 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 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-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 08TH Day of FEBRUARY 2022 at Porvorim, Bardez, Goa.


DEPONENT

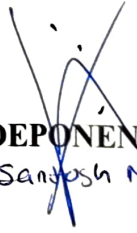
VERIFICATION

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

Verified by me at Porvorim, Bardez, Goa on this 12th Day of FEBRUARY 2022.



BEFORE ME
hereby attest the signature (s)/LHⁿ
of Executing Parties:.....
who is/are identified by:.....
When I know personally. ✓
Serial No. 1300 Date 12/02/2022


DEPONENT

Mr. Sandesh M. Agrihar.

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L. M. GAJINKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA