



गोवा GOA

05 OCT 2021

659485

Serial No. 18040/21 Place of Vending Vasco Date of Sale: 05 OCT 2021
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: 500/- (Rupees Five hundred only)
Name of Purchaser: Avez A. Shaikh
Name of Father: A. Shaikh
Transacting Parties: A. Shaikh
There is no one single Paper for the value of Rs. 500/-
Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

(Signature)

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Affidavit cum Declaration of Mr. Avez Azim Shaikh promoter of the project named "PARQUE DOS PRINCÍPES BY MOHIDIN"

I, Shri. Avez Azim Shaikh son of Shri. Abdul Azim Shaikh Mohidin, aged 42 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have 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 me/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 31/03/2026.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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, if applicable.

(8) That I/the promoter shall inform the Authority regarding all the changes, if any, 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 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 this 7th day of October 2021 at Vasco-Da-Gama 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 Vasco-da-Gama, Goa, 7th day of October 2021.

Deponent



SWORN BEFORE ME

The present affidavit is duly sworn before me and I endorse the oath of affirmation of the executant of this affidavit and the oath is administered to the signatory of the affidavit by name MR. Avez Azim Shaikh on 7/10/21 at Vasco-da-Gama Goa. In the presence of identifying witnesses / Judicial Magistrate / Identity [REDACTED] with B.P. SHOW TO ME.



Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 7/10/2021

Reg. No.: 15652/2021