



गोवा GOA

Serial No.: 27187 Place of Vendor: Margao Date: 7/4/2022

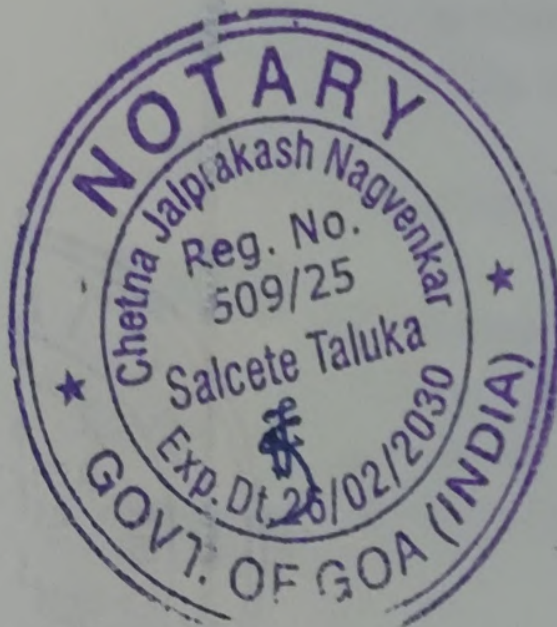
A 075844

Value of stamp paper ₹ 500/-
Name of the purchaser: Sohail Khan
Fathers Name: _____ Residence: _____
Purpose: _____ Transacting parties: _____

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

Stamp Vendor Signature
VISHWAS B. NAIK
Vishw Creations, Shop No. B/SH 38, L&L Correlas Pride,
Near South Goa Collectorate, Margao Goa.
(Licence No.: JUD/VEN-LIC/2/2017/AC-I)

Signature of purchaser



Affidavit cum Declaration

Signature of the declarant

Affidavit-cum-Declaration made in person by Mr. Sohail Khan, duly authorized by AIXAR ESTATES PVT. LTD, promoter of the project ZUBI MORADIAS.

I, Sohail Khan, son of Shamsher Khan, aged 33 years, an Indian national, duly authorized by AIXAR ESTATES PVT. LTD., promoter of the project ZUBI MORADIAS, do hereby solemnly affirm, declare, and state as follows:

1. That 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.
OR

Those 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 from the date of registration of project is 31/03/2029.

- (4) (a) For new projects: That seventy per cent of the amounts realized 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 realized here in after 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.

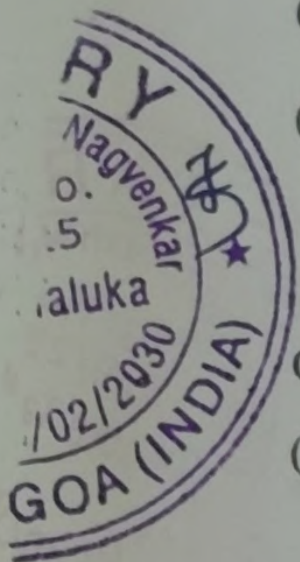
OR

- (ii) That entire amounts to be realized here in after 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) (1) (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 utilized for the project and the withdrawal has been in completion of the project.

- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

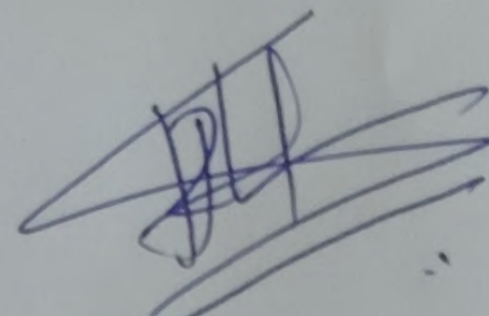


(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 (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 07 April, 2026.



Mr. SOHIL KHAN

Deponent

Verification

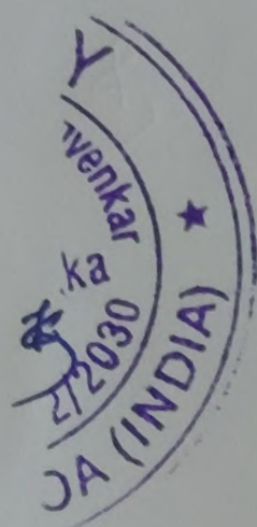
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Goa on this 07 April, 2026



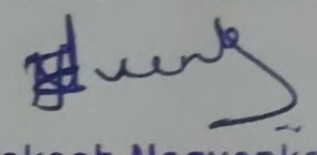
Mr. SOHIL KHAN

Deponent



Solemnly affirmed before me by
Shri/Smt. Sohil Khan
Who is identified before me by

Who is personally known to me
DATE: 7/4/2026
REG. No.: 2064/2026


Chetna Jaiprakash Nagvenkar
ADVOCATE AND NOTARY
SALCETE TALUKA
State of Goa (India)



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

To
सोहिल खान
Sohil Khan
S/O Shamsheer Khan
H No 104/15
Makhdoom Ashraf Nagar
Behind Masjid
Consua Cortalim
Cortalim
South Goa Goa - 403710
9975007707

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2023.10.10 06:10:39
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



सोहिल खान
Sohil Khan
जन्म तिथि/DOB: 21/06/1992
पुरुष/ MALE

Issue Date: 11/01/2012

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर आभासी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/ नंबर) चाहने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O शमशेर खान, एच न 104/15, माखदूम अशराफ नगर,
मस्जिद के पीछे, कंसुआ कोरतलिम, कोरतलिम, साउथ
गोवा,
गोवा - 403710

Address:
S/O Shamsheer Khan, H No 104/15,
Makhdoom Ashraf Nagar, Behind Masjid,
Consua Cortalim, Cortalim, South Goa,
Goa - 403710



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help@uidai.gov.in

www.uidai.gov.in

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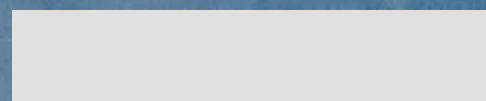
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card



नाम / Name
SOHIL KHAN

माता का नाम / Mother's Name
AIUXAM BI

जन्म की तारीख /
Date of Birth
21/06/1992

हस्ताक्षर / Signature