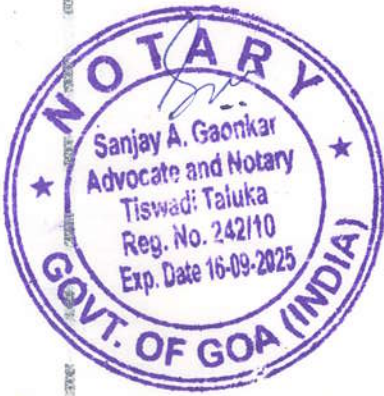




गोवा GOA

Serial No. 324 Place of Vendor, Panaji Date 18/10/22  
Value of Stamp Paper ₹. 500  
Name of Purchaser Manas Landmarks LLP  
Residence Manas Name of Father \_\_\_\_\_  
Purpose Affidavit Transacting Parties: \_\_\_\_\_

751702



Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Sign of Purchaser

## AFFIDAVIT CUM DECLARATION





Affidavit cum declaration of **MANAS LANDMARKS LLP** promoter of project named "**CASA SALVADOR**", through its Designated Partner **MR. TANMAY ULHAS KHOLKAR ALIAS JEVOTTAM ULHAS KHOLKAR** (PAN No. [REDACTED], (AADHAR No. [REDACTED], (email: [tanmaykholkar@gmail.com](mailto:tanmaykholkar@gmail.com)), (Mobile: 9822185575), son of Shri. Ulhas Mahabaleshwar Kholkar, aged 47 years, Businessman, Married, Indian National, resident of Block A, Adwalpalkar Shelter, Caranzalem, Taleigao, Tiswadi-Goa, do hereby solemnly declare, undertake and state as under:

1. That I the aforesaid Promoter, **MANAS LANDMARKS LLP** have a legal title report to land on which development of project is proposed and a legally valid authentication of title of such land along with an authenticated copy of agreement between such land owners and the **PROMOTER** for development of real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by the **PROMOTER** from the date of the registration of the project is 31<sup>ST</sup> December 2026.
4. That seventy per cent of amount to be realised hereafter by the **PROMOTER** for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.
5. That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the **PROMOTER** shall get accounts audited within six months after 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 amounts collected for a particular project have been utilised for





the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That no advertisement/marketing, etc. is carried out prior to the RERA registration.
8. That the **PROMOTER** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub section (2) of the section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
9. That the **PROMOTER** has furnished such other documents as have been prescribed by 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 18th day of October 2022 at Panaji, Goa.

For **MANAS LANDMARKS LLP**



**MR. TANMAY ULHAS KHOLKAR ALIAS  
JEVOTTAM ULHAS KHOLKAR  
(DESIGNATED PARTNER)  
DEPONENT**

## VERIFICATION

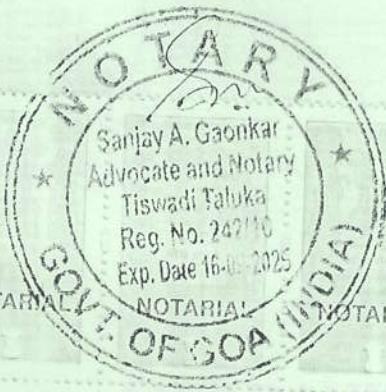
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on 18<sup>th</sup> day of October 2022 at Panaji, Goa.

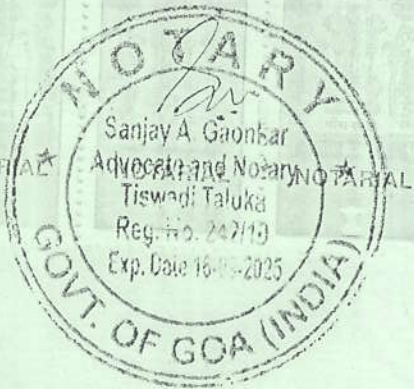
For **MANAS LANDMARKS LLP**



**MR. TANMAY ULHAS KHOLKAR ALIAS  
JEVOTTAM ULHAS KHOLKAR  
(DESIGNATED PARTNER)  
DEPONENT**



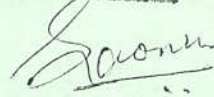
NOTARIAL GOVT. OF GOA (INDIA) NOTARIAL



NOTARIAL GOVT. OF GOA (INDIA) NOTARIAL

Solemnly affirmed and verified before  
me by Shri Tanmay  
Ulhas Kholkar  
who is identified on the basis of  
PAN Card No.  
[REDACTED]

Reg. No. 1501/2022  
Date 18-10-2022



**SANJAY A. GAONKAR**  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa,  
Reg. No. 242/10