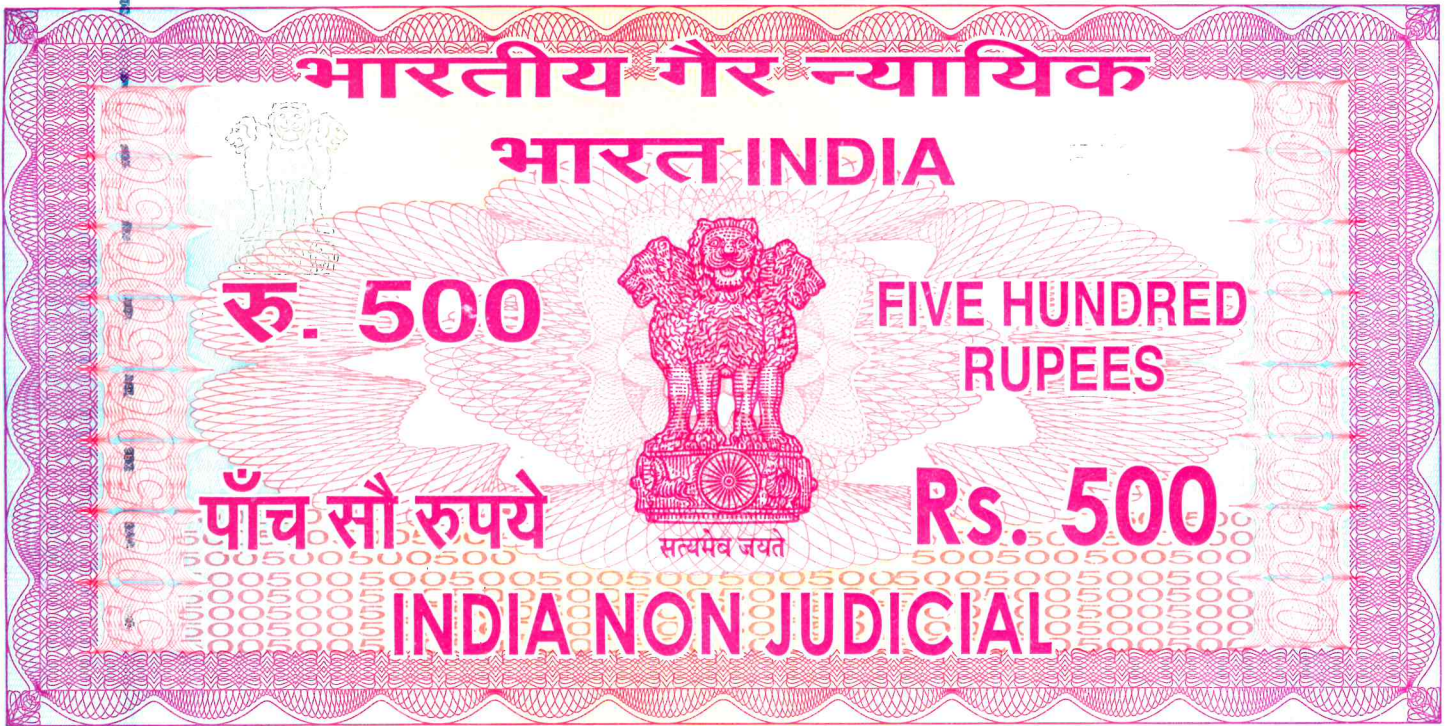




गोवा GOA

A 010110

Serial No. 5842 Place of Vendor: Margao Date: 12/3/25

Value of Stamp Paper ₹ 500

Name of the purchaser: Habib Bhatnagar

Fathers Name: _____ Residence: _____

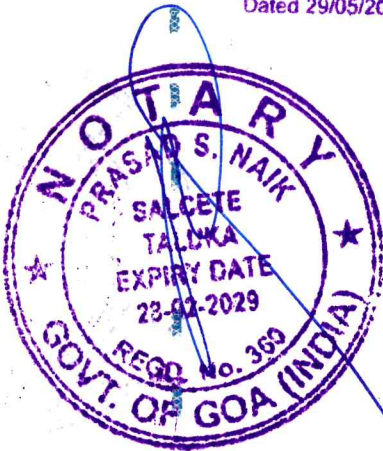
Purpose: _____ Transacting parties: _____

As there is no one single paper for the value of ₹ 500

Additional stamp paper for the completion of the value are
attached along with

Stamp Vendor's Sign.
Mrs. Deepa Rajendra Naik
LIC. No. JUD/VEN-LIC/2/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa

Habib
Signature of purchaser



AFFIDAVIT CUM DECLARATION

Habib

Affidavit cum Declaration of **Mr. HABIB BALLARY** promoter of the proposed project **HABIB COLONY**.

I, **Mr. HABIB BALLARY** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have / has a legal title 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 project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 3 years i.e. on 14/11/2027

4. 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.



Habib

6. That I promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

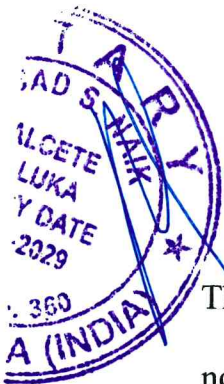
7. That I promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



DEPONENT



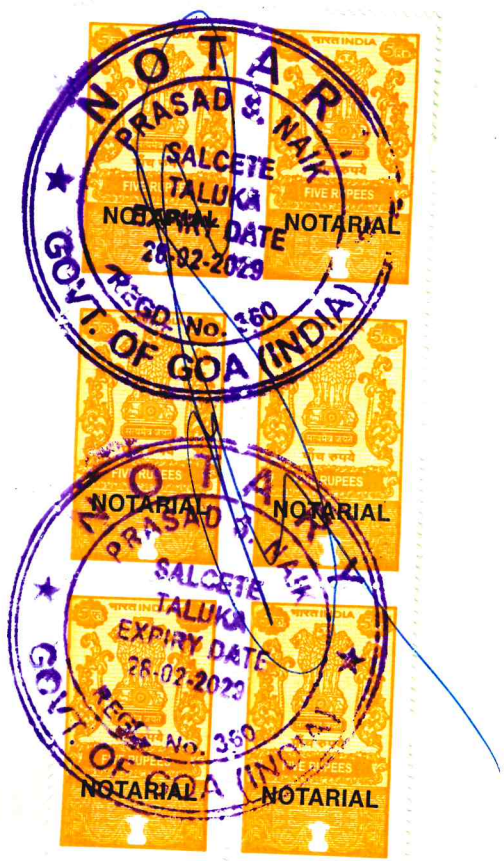
VERIFICATION

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 Margao on this 24th day of March 2025.



DEPONENT



Solemnly affirmed before me
Shri/Smt. Habib Ballary
Who is identified before me by
Shri/Smt. PAN no. 1041/2025
~~Who is personally known to me~~
this 24th day of March 2025

Prasad S. Nair
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG No: 1041/2025
DATE: 24/03/2025