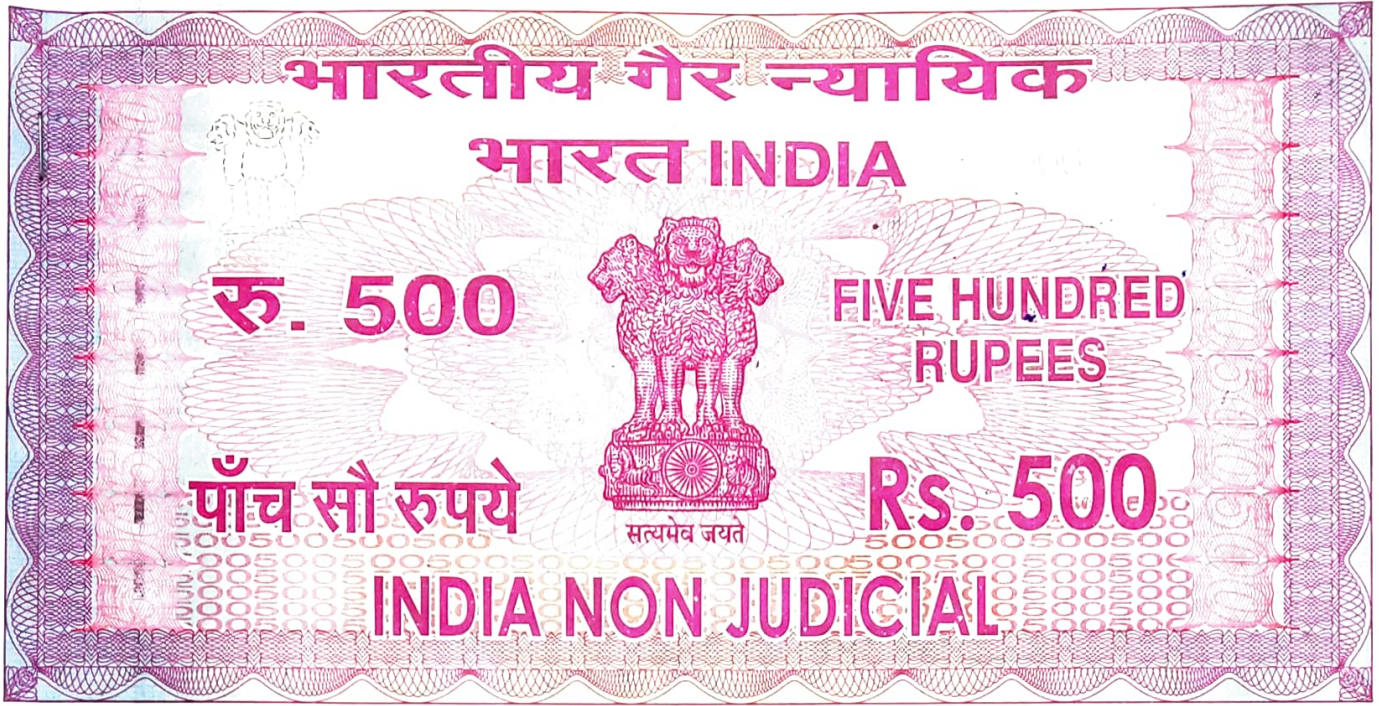




गोवा GOA

748024

Date: 29/8/22 Sr. No. 5144 Value Rs. 500
Name of Purchaser: Makbul Ahmed Kalsur
Resident of: Panaji
Place of Vendor: Panaji
Licence No. AC/STP/VEN/01/2020/32



Sign of Vendor

Sign of Purchaser

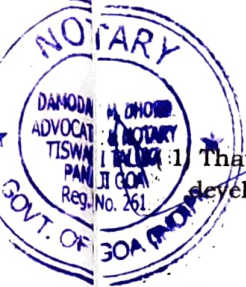
FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. MAKBUL AHMED KALSUR**, Power of Attorney Holder of **Mr. JOAQUIM MATHEW EUARISTUS FERNANDES** duly authorized by the promoter of the proposed project named "**LANDMARK RESIDENCY**", vides its/his/their authorization no. N.A. dated 21/05/2022.;

I, **Mr. MAKBUL AHMED KALSUR**, Power of Attorney Holder of **Mr. JOAQUIM MATHEW EUARISTUS FERNANDES** son of Caitano Sulpico Fernande, aged 58 Years, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed.

OR

Have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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 from the date of registration of project is 31/07/2025

(4) (a) For new projects: That seventy per cent of the amounts realized by /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.

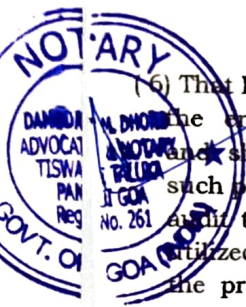
(b) For ongoing project on the date of commencement of the Rules—

(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) (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 utilized 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.

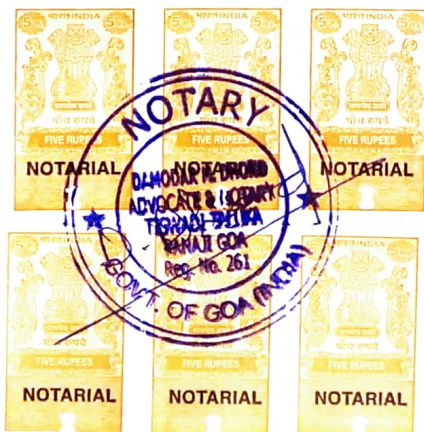
(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 25th July, 2023

Mr. MAKBUL AHMED KALSUR
Power of Attorney Holder



I hereby attest the signature of
Mr. Makbul Ahmed Kalsur
R/o. Craule Bhat Chimbhel - Uoa.
Who appeared and signed before me
and in presence of identifying
witnesses Adv. Suagani Nasnoikar
who are known to me

Personally

D. Dhond
DAMODAR M. DHOND
Advocate & Notary
Tiswadi Taluka
Panaji Goa
Reg. No. 261

REGISTERED UNDER SERIAL NO. 358/2023

DATED 24/7/2023

DAMODAR M. DHOND
Advocate & Notary
Tiswadi Taluka
Panaji Goa
Reg. No. 261