



as DLF Avenue Goa), registered with Goa Real Estate Regulatory Authority vide RERA Registration No. PRGO10232091;

I, Rajeev Singh S/o Mr. Raj Bahadur Singh, aged 62 years, Authorized Signatory of DLF Limited, Promoter of the abovenamed project do hereby solemnly declare, undertake and state as under:

1. That 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 i.e. Plot No. 35 of EDC Patto Plaza of Panaji City, North Goa, Goa-403001 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.~~

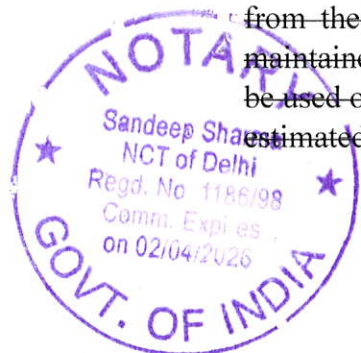
3. That the time period within which the said project shall be completed by the Promoter from the date of registration of project is 31/08/2028.
4. (a) For new projects: That seventy percent of the amounts realized by the Promoter for the said real estate project from the allottees, from time to time, 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 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.~~

**OR**

~~(ii) That entire amounts to be realized 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, 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 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 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.

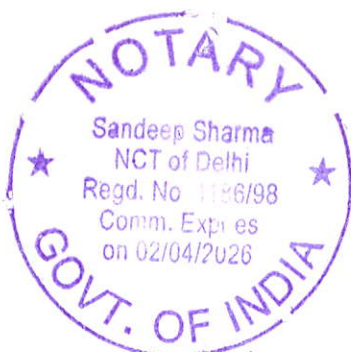
Solemnly affirmed on \_\_\_\_ August, 2024



**Verification:**

22 AUG 2024

Verified at New Delhi on this \_\_\_\_ day of August 2024 that the contents of my above Affidavit-cum-Declaration are true and correct. No part of it is false and nothing material has been concealed therefrom.



**ATTESTED**  
Notary Public Delhi (India)

22 AUG 2024