



गोवा GOA

584126



Sl. No. 136, Place of Vending - VASCO, Date of Sale 29/01/2022
Vendor - RANJANA CHAUDHARY resident of Dastemo, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 500/-
Name of Purchaser Ibrahim Shaikh
Father's Name
R/O New Vaddem Purpose Affidavit cum Declaration
As there is no single Stamp Paper available for the value of Rs. 500/-
Additional Stamp Paper for the completion of the Value is attached along with
Signature of Stamp Vendor [Signature] Signature of Purchaser [Signature]

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. IBRAHIM SHAIKH**, authorized Partner of **NAYAB BUILDERS & DEVELOPERS**, promoter of the project named **"ICONIC BLOCK 'A' AND 'B'"** duly authorized by the promoter of the proposed project, vide its authorization dated 29/06/2021;

[Signature]



I, **MR. IBRAHIM SHAIKH**, son of Mr. Abdul Razak Shaikh, aged 40 years, duly authorized Partner by **NAYAB BUILDERS & DEVELOPERS**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under;

1. Mr. Laxminarayan Akula, the owner has a legal title Report to the land on which the development of the project is proposed.

OR

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 encumbrances.
3. That the time period within which the project shall be completed by the Promoter from the date of registration of project is **28/02/2025**.
4. (a) For new projects : That seventy percent of the amounts realized by the 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 percent of the amounts to be realised hereinafter by the 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 amount to be realized hereinafter by the 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 Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 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, on any grounds.

Solemnly affirmed at Vasco-Da-Gama, Goa on 29th day of January 2022.

MR. IBRAHIM SHAIKH
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 Vasco-Da-Gama, Goa on this 29th day of January

Solemnly affirmed before me on 29th day of January 2022:

Mr. Ibrahim Shaikh

Who is identified to me by

Aadhar Card: [REDACTED]

Who is personally known to me

on 29th day of January 2022

Affidavit
29/01/22

Adv. Mangurish Kenkre
NOTARY
(Govt. of Goa)
FO-3, 1st Floor, Gunakrupa Bldg.,
F. L. Gomes Road,
Vasco-da-Gama, Goa.
Reg. No. 170/2022
Date 29/01/2022

MR. IBRAHIM SHAIKH
Deponent

