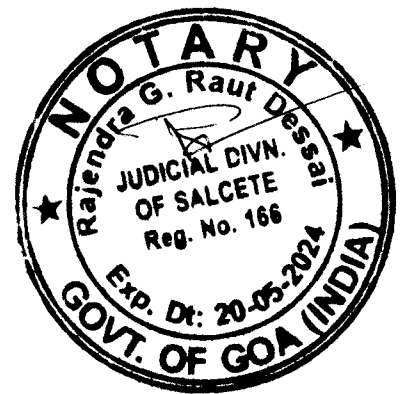




गोवा GOA

Sl. No. 2587 Place of vendor: MARGAO, Date of issue: 25/4/18 366235
Value of stamp paper: Rs. 500
Name of the purchaser: Keshi Real Estate Pvt. Ltd.
Name of the property: Margao
No. of shares: 1
No. of shares is no single share paper for the value of Rs. 500
Signature of Vendor: [Signature] Signature of Purchaser: [Signature]



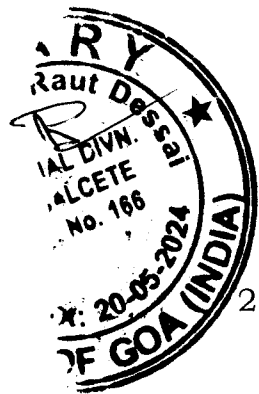
Affidavit cum Declaration

RS

Affidavit cum Declaration of Shri. Chandrakumar R. Huilgol, authorized signatory of M/s. Kayji Real Estate Pvt. Ltd., promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their Resolution/authorization dated 01.01.2019.

I, Shri. Chandrakumar R. Huilgol authorized signatory of the promoter of the proposed project "**Viman Nagar**" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state on behalf of M/s. Kayji Real Estate Pvt. Ltd. as under:

1. That the promoter entered in to an Agreement of Development of Land dated 03.04.2018 (read with Instrument of Rectification dated 26.05.2020) with the land owner and is the authorized Developer of the land on which the development of the project is proposed.



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

3. That the time period within which the project shall be completed by the promoter is 31.12.2022.

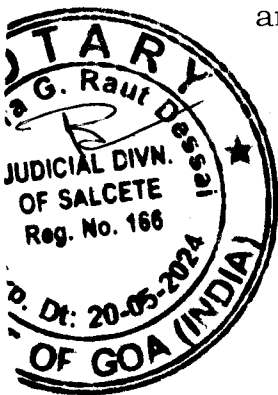
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of development/construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

2.

7. That 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any plot or building, as the case may be, on any grounds.



Deponent

A handwritten signature in black ink, appearing to read 'C.R. Huilgol'.

Shri. Chandrakumar R. Huilgol
For M/s. Kayji Real Estate Pvt. Ltd.

VERIFICATION

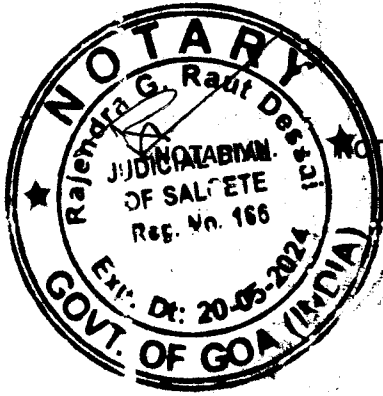
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Margao, Goa** on this **28th** day of **May, 2020**.

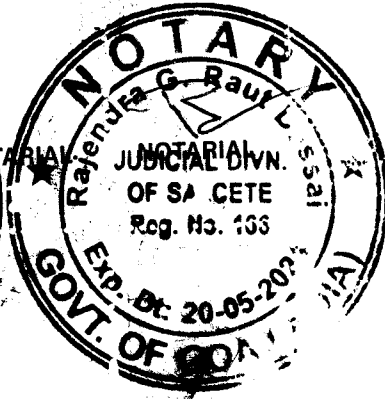
Deponent

A handwritten signature in black ink, appearing to read 'C.R. Huilgol'.

Shri. Chandrakumar R. Huilgol
For M/s. Kayji Real Estate Pvt. Ltd.



NOTARIAL



NOTARIAL

NOTARIAL

Solemnly affirmed before me by
Shri/Smt. Chandrakumar R. -
Huilgal

Who is identified before me by

Shri/Smt. _____

Who is personally known to me

R

Rajendra G. Raut Dessai:
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA):

PLACE: MARGAO
Reg. No: 41779/2020
Date: 28-05-2020