



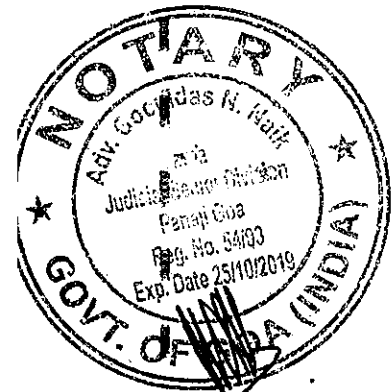
गोवा GOA

Serial No. 3753 Place of Vendor, Panaji Date: 28/11/18
 Value of Stamp Paper 500
 Name of Purchaser Jeepishwar Bhebe
 Residence _____ Name of Father _____
 Purpose _____ Transacting Parties :

495818

Sign of Stamp Vendor
 Mangala N. Karapurkar
 License No AC/STP/VEN/747/99

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

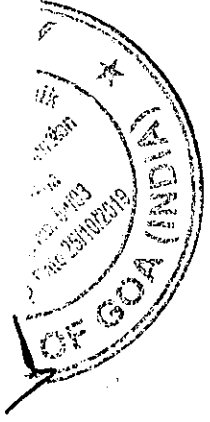
Affidavit cum Declaration of M/s ESMERALDA DEVELOPERS

Promoter of the Project named "ESMERALDA".

Jeepishwar Bhebe

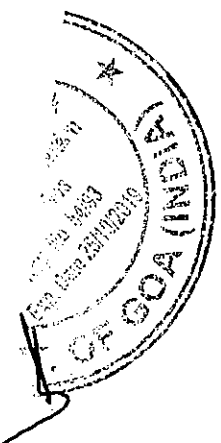
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I, Mr. Jagdish Bhobe, Managing Partner of M/s Esmeralda developers, son of late Mr. Umakant Bhobe, aged 48 years, married, Indian National, having Permanent Account No.AKRPB537Q, Promoter of Project named "ESMERALDA", do hereby solemnly declare, undertake and state as under:

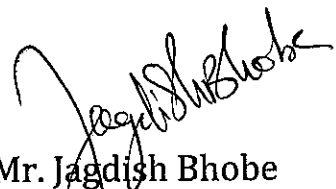


1. That the promoter has a legal title report to the land on which the development of the project "ESMERALDA" is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project "ESMERALDA" shall be completed by me/promoter from the date of registration of project is 31.03.2020.
4. For ongoing project on the date of commencement of the Act.
 - i) That seventy per cent of amount to be realised hereafter by promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and shall be used only for that purpose accordance with Rules framed by State Government.
5. That amounts from separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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, Rate of Interest and Disclosures on Website) Rules 2017.

Jagdish Bhobe

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6. That the promoter shall get accounts audited within six months after 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 audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project "ESMERALDA".
 7. That the promoter shall take all approvals on time from 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 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.

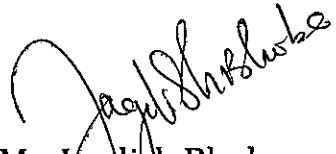
Solemnly affirmed at Panaji-Goa on 26th day of July 2018.

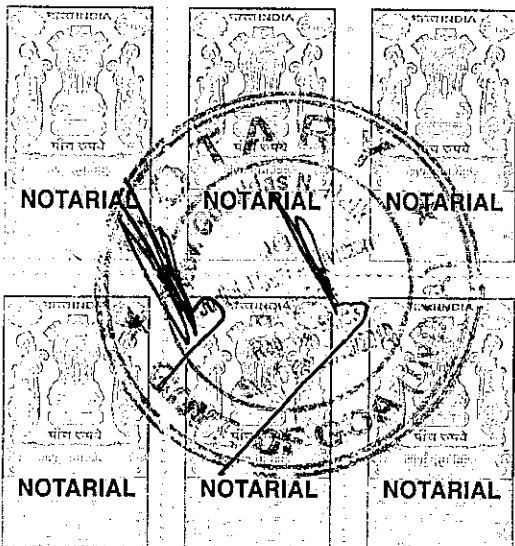

 Mr. Jagdish Bhobe
 Managing Partner
 M/s Esmeralda Developers
 Deponent

VERIFICATION

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

Solemnly affirmed at Panaji-Goa on 26th day of July 2018.


 Mr. Jagdish Bhobe
 Managing Partner
 M/s Esmeralda Developers
 Deponent



Solemnly affirmed and verified before me


by Mr. Jagdish Bhobe

Who is identified by me

by Goa vellu

Known to me

Serial No. 3655/18 Date 26/7/2018


 ADV. GOCUL K. N. NAIK
 NOTARY AT PANAJI
 STATE OF GOA - INDIA