



गोवा GOA

Serial No. 0330 Place of Vendor MOIRA Date 16-09-2024

Value of Stamp Paper See

Name of Purchaser Akbar Amirali Jaffer Pirazona Realty LLP

Residence at Moira Son / Wife / D/o of _____

Purpose _____

828049

[Signature]

Transacting Parties

SIGNATURE OF STAMP VENDOR

Mr. RAJ C. LOBO

License No. AC / STP / VEN / 08 / 2021 Signature Of Purchaser



FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Saurabh Ramesh Sangekar** Authorized person in **Pirazona Realty LLP** duly authorized by the Developer Promoter and of **Mr. Floriano Conceicao Lobo, Mrs. Rita Vera Lobo**, the Landowner Promoter of the proposed project named "Casabella",

[Signature]

[Signature]

[Signature]

I, Mr. Saurabh Ramesh Sangekar son of Mr. Ramesh Nagesh Sangekar, major of age, Indian National Authorized person in **Pirazona Realty LLP**, duly authorized by the Developer Promoter and **Mr. Floriano Conceicao Lobo, Mrs. Rita Vera Lobo**, major of age, and Indian National, the Landowner Promoter of the proposed project do hereby solemnly declare, undertake and state as under

- (1) **Mr. Floriano Conceicao Lobo, Mrs. Rita Vera Lobo** the Landowner Promoter 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-
- (3) That the time period within which the project shall be completed by me / promoter from the date of registration of project; is **31/12/2027**.
- (4) (a) For new projects: That seventy per cent of the amounts realized 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.
- (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)(1)(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 villa, plot, apartment or building, as the case may be.

A

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Res.

Solemnly affirmed on 14th September, 2024



Mr. Saurabh Ramesh Sangekar
Deponent



Mr. Floriano Conceicao Lobo
Deponent



Mrs. Rita Vera Lobo
Deponent

Verification

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

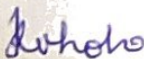
Verified by me on 14th September, 2024



Mr. Saurabh Ramesh Sangekar
Deponent



Mr. Floriano Conceicao Lobo
Deponent



Mrs. Rita Vera Lobo
Deponent



Solemnly affirmed before me by deponent
Who has been identified before me

Mapusa on 18/09/2024
Known to me personally

Y. ZUZARTE
B.Sc. LL.B.
NOTARY
BARDEZ DIVISION

Reg. No 17035/2024

