



गोवा GOA

Serial No 7106 place of SL Vendt Mapusa Date 12/10/2021 **636883**
Value of Stamp paper 500/-
Name of Purchaser charn squares Realty Pvt Ltd.
Residence at Mapusa Son of _____
Signature of Vendor [Signature] Signature of Purchaser
C.J.PANDIT-LICNO.AC/STP/VEN/34/2003

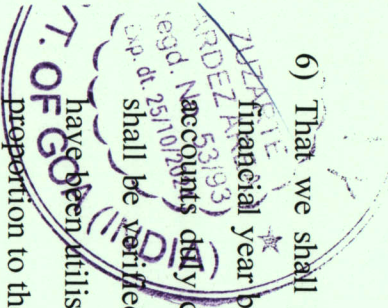


AFFIDAVIT CUM DECLARATION

[Signature]

I, Mr. Oswald de Melo, Director of M/s Classic Squares Realty Pvt. Ltd., promoter of the project named **"ELITE SQUARE 1"**, son of Mr. John De Melo, aged 50 years, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That we have a legal title Report to the land bearing Survey No.181/1 situated at Penha De Franca, 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 us from the date of registration of project; is 31-03-2025;
- 4) That seventy per cent of the amounts realised by us 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.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 we 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 utilised for the project and the withdrawal has been in compliance with the provision to the percentage of completion of the project.
- 7) That we shall take all the pending approvals on time, from the competent authorities.



8) That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That we shall not discriminate against any allottee at the time of allotment of any apartments as the case may be.

Solemnly affirmed on 13th day of October 2021 at Mapusa Goa.



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 Mapusa on this 13th day of October 2021 at Mapusa Goa.

[Signature]
DEPONENT

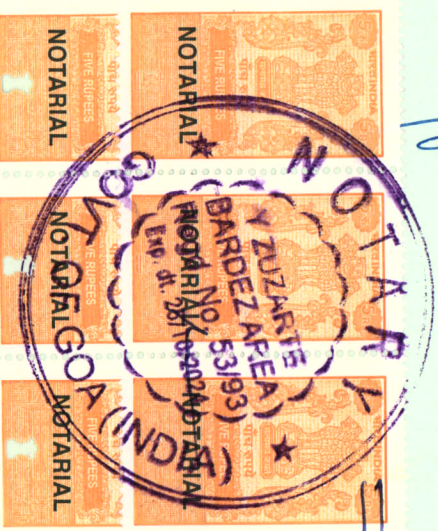
Solemnly affirmed before me by deponent
Who has been identified before me

Known to me personally

Mapusa on 13/10/21

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

[Signature]
DEPONENT



Reg. No. 11554/2021