



गोवा GOA

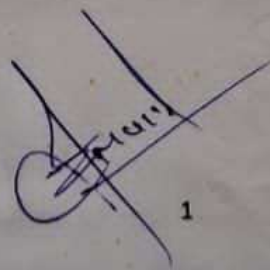
Sr. No. 13555 Date of Issue 10/10/23 793802
Value of Stamp Paper 500/-
Name of the Purchaser Muhammed Jawad Mullam,
Residence Ponde Goa of
Additional Stamp Paper for this completion of the value is attached along with
Signature of The Vendor _____ Signature of the Purchaser _____
No. AC/STP/VEN/07/2015 DT. 11/12/2015



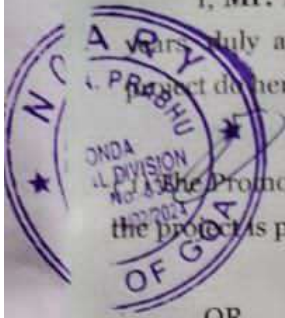
FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. MULLAM ZAWED** Authorized Partner of **PALM PROJECTS**, promoter of the project named "**BLOSSAM**" duly authorized by the promoter of the proposed project, vide its authorization dated NA;


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(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



I, **Mr. MULLAM ZAWED** Son of **Mr. COMOLUDINO MULAM**, aged 46
years duly authorized by of **PALM PROJECTS**, the promoter of the proposed
Project do hereby solemnly declare, undertake and state as under:

The Promoter 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.

1. That the Project land is free from encumbrances. OR
That details of encumbrances including dues and litigation, details of any
rights, title, interest or name of any party in or over such land, along with
details.
2. That the time period within which the project shall be completed by the
promoter from the date of registration of project is **31/10/2026**.
3. (a) For new projects: That seventy per cent 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 per cent of the amounts to be realised 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.



14. 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.

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.

1. That the promoter shall take all the pending approvals on time, from the competent authorities.
2. 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.
3. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
4. 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 on 11th day of October 2023

Deponent

Mr. MULLAM ZAWED



solemnly affirmed by Mr. Mullam Zaved
 who is identified by Reshma R. Prabhu
 Notary Public, Ponda, Judicial Division, Regd. No. 288, Exp. on 22/02/24.
 This Affidavit under Oath
 MADE BEFORE ME AND SIGNED BY ME
 NOTARY OFFICE AT PONDA-GOIA
 THIS 11th DAY OF October 2023
 Reg. No. 2960 The NOTARY
RESHMA R. PRABHU

VERIFICATION

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

Verified by me at Ponda-Goa on this 11th day of October 2023

Depoent
Mr. MULLAM ZAVED



I DO HEREBY ATTEST THE SIGNATURES
 OF MR. Mr. MULLAM ZAVED
 WHO IS IDENTIFIED BY Reshma R. Prabhu
 Notary Public, Ponda, Judicial Division, Regd. No. 288, Exp. on 22/02/24.
 MADE BEFORE ME AND SIGNED BY ME
 NOTARY OFFICE AT PONDA-GOIA
 THIS 11th DAY OF October 2023
 Reg. No. 2961 The NOTARY
RESHMA R. PRABHU