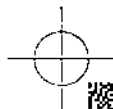
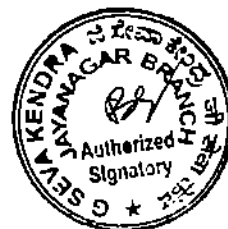


Government of Karnataka

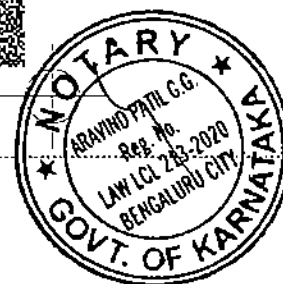
e-Stamp

Certificate No.	: IN-KA74949703317280U
Certificate Issued Date	: 14-Jul-2022 12:20 PM
Account Reference	: NONACC (FI)/ kagcs108/ JAYANAGAR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAGCSL0869454617286766U
Purchased by	: STYLEPILE CONSTRUCTIONS LLP
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: STYLEPILE CONSTRUCTIONS LLP
Second Party	: THE GOA REAL ESTATE REGULATORY AUTHORITY GOA
Stamp Duty Paid By	: STYLEPILE CONSTRUCTIONS LLP
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

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



Affidavit cum Declaration

Affidavit cum Declaration of Mr. ADITHYA B.V.SETTY Authorized Partner of STYLEPILE CONSTRUCTIONS LLP, promoter of the project named " ANASA, By the beach" duly authorized by the promoter of the proposed project, vide its resolution dated 25th April, 2022;

I, **Mr. ADITHYA B.V.SETTY** Son of Viswanath Setty Rathnaiah Setty Boggaram, aged 38 years, duly authorized by of **STYLEPILE CONSTRUCTIONS LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under: **For STYLEPILE CONSTRUCTIONS LLP**

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding Company of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App shall be the responsibility of the user.

1

Designated Partners

9-13 JUL 2021

(1) Casa Belo Lifespaces LLP 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 **31st December-2024**.

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.

4. 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.

For STYLEPIRE CONSTRUCTIONS LLP

Designated Partners



19 JUL 2022

5. 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.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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 7th day of June 2022.

For STYLEPILE CONSTRUCTIONS LLP

Designated Partners
Mr. ADITHYA B.V.SETTY
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 this 19th day of July 2022.

For STYLEPILE CONSTRUCTIONS LLP

Designated Partners
Mr. ADITHYA B.V.SETTY
Deponent



SWORN TO BEFORE ME
u r all
ARAVIND PATIL G.G.B.A., LL.B
ADVOCATE & NOTARY
12th Main, Near Old Sub Register Office
4th Block, Jayanagar, Bengaluru 560011
19 JUL 2022