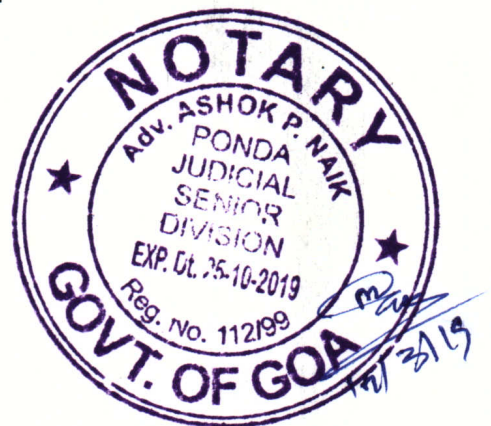


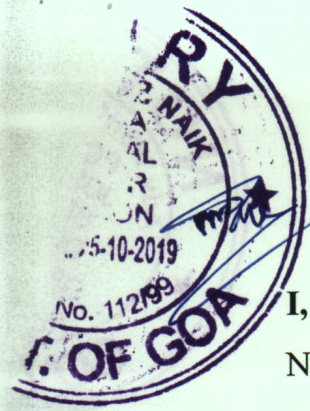
गोवा GOA

Serial No. 5777 Place of Vend PONDA Date 14-3-2019 **503774**
Value of Stamp Paper AS 500/-
Name of The Purchaser Sandeep N. Nigalye
Resident at Ponda, Goa Son of
For the purpose of Affidavit cum Declaration
Signature of the Vendor [Signature] Signature of Purchaser [Signature]
Licence No. 2/88

FORM II

**AFFIDAVIT CUM DECLARATION OF SHRI SANDEEP
NILKANTH NIGALYE PROMOTER OF THE PROJECT
NAMED RAJ HARMONY DULY AUTHORISED BY THE
PROMOTER OF THE PROPOSED PROJECT, VIDE HIS
AUTHORISATION NO. 1 DATED 13/03/2019.**



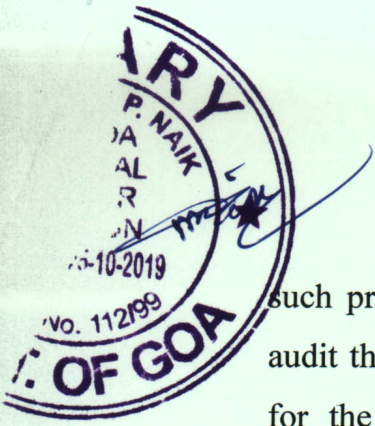


-2-

I, **SHRI SANDEEP NILKANTH NIGALYE**, son of Shri Nilkanth Nigalye, 50 yrs, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal Title Report to the land on which the development of the project is proposed namely '**RAJ HARMONY**'.
2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project is **31ST October 2022**.
4. (a) For new projects: That seventy percent of the amounts realized by me 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 70% of the amounts to be realized hereinafter by me 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
6. That I 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



-3-


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 shall take all the pending approvals on time, from the competent authorities.

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

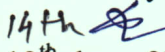
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



(ASHOK P. NAIK)
ADVOCATE & NOTARY
G-4, Rajdeep Galleria,
PONDA
STATE OF GOA
- INDIA -
Solemnly affirmed on 13th day of March 2019 at Ponda.


Deponent

VERIFICATION

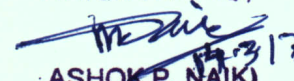
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

14th 
Verified by me at Ponda on this 13th day of March 2019.


(ASHOK P. NAIK)
ADVOCATE & NOTARY
G-4, Rajdeep Galleria,
PONDA
STATE OF GOA
- INDIA -



EXECUTED BEFORE ME
WHICH I ATTEST


ASHOK P. NAIK
ADVOCATE & NOTARY
PONDA
STATE OF GOA
- INDIA -

Deponent

PLACE PONDA
DATE 24/11/19
Reg. No. 6517/19

[PAN-ACDPN0912]