

गोवा GOA

847239

Date: 21/12/23 Sr. No. 12 Value Rs. 500
Name of Purchaser: A. Qaab
Resident of: Mumbai
Place of Vendor: Panaji
License No.: AC/STP/VEN/102/2003
Sign of Vendor: [Signature] Sign of Purchaser: [Signature]



FORM - 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of MR. ZAKARIA MOHAMED FAROUK DARVESH, Director of M/S AQAAB REALTY PRIVATE LIMITED (formerly known as M/S FSD REALTY PRIVATE LIMITED) having its Office at Associate House, 85-A, Santa Savta Marg, Mustafa Bazaar, Byculla, Mumbai 400 010, the Promoter of the proposed project known as "Alaya Phase I", duly authorized by the Promoter of the Project vide their Board Resolution dated 29.05.2023;

[Signature]



I, MR. ZAKARIA MOHAMED FAROUK DARVESH duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. The Promoter is in process of developing in a phase wise manner a land admeasuring proximately 7300 square meters or thereabouts at survey no. 207/2 of Village Panchayat of Candolim, situated at Candolim, Bardez, Goa, within the limits of village Panchayat of Candolim, described under Description No. 52110 of Book B-110 in the Land Registration Office of Bardez and registered in the Taluka Revenue Office under Matriz No. 1181, totally admeasuring 23,025 sq. mts (Larger Land). The present proposed project "Alaya Phase I" is located Candolim, Bardez, Goa.

2. That, Promoter has a legal title to the land on which the development of the project is proposed

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.

3. The Project Land is free from all encumbrances, except there is an encroachment in respect of part of the Larger Land to the extent of 1440 square meters ("Total Encroachment"), which encroachment is not part of the overall development scheme and hence, such portion of land shall never be transferred or conveyed to the organisation / association of purchasers or the apex association.

4. That the time period within which the project shall be completed by me/Promoter is 54 (fifty four) months i.e. 31st December 2027.

5. For new projects

a. That, seventy per cent of the amounts realized by 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.

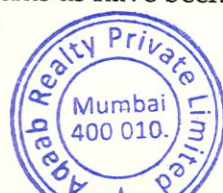
6. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

7. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



8. That, 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 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.

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

10. That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



11. That, 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.



Deponent 

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of July 2023


Deponent 

BEFORE ME

S. R. LOKHANDE
NOTARY
MUMBAI - MAHARASHTRA

25 JUL 2023

NOTED & REGISTERED
Sr. No. 284 / 12
Dated 25 JUL 2023



