



Sr. No 3893 Place of Vend MARGAO Date of Issue: 23/11/18 468340

Value of Stamp Paper: Rs 500/-

Name of Purchaser: \_\_\_\_\_

Son of \_\_\_\_\_ Residing at \_\_\_\_\_

As there is no one single Stamp paper for the value of Rs \_\_\_\_\_ for the completion of the value is attached alongwith

Licence No JUD/VEN/LIC/2005/AC-1 Dated 07-02-2006

Name of stamp vendor M.R. DIAS

Signature of Vendor *(Signature)*

Signature of Purchaser

Affidavit cum Declaration for AANSAV MOSAIC REALTY LLP, by Mr. Aatish Anoop Babani duly authorized by the promoter of the proposed project, vide their authorization dated 18<sup>TH</sup> June 2018;

*(Signature)*

I, Aatish Anoop Babani promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title to the land on which the development of the project Aansav Verde Phase 5 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.
2. That the said land is free from all encumbrances. Including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 30-12-2022
4. That seventy per cent of the amounts realised 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/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.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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 before me by  
Aatish Anoop Babani

Who is identified to me by  
Aadhaar no:- 3910 7347 0500

Who is personally known to me  
this 6<sup>th</sup> day of May 2019

Reg. No. 1979/19

Philomena de Silva  
(PHILOMENA DE SILVA)  
STATE OF GOA

3. That the time period within which the project shall be completed by the promoter is 30-12-2021

4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allotment 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 amount 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 Websites) Rules, 2017

6. That the amount 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.

7. That the promoter shall pay 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.

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

9. That the promoter shall have and shall produce such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.

Aatish Anoop Babani