गोवा GOA

Serial No. 14706. place of St. Vennd Mapusa Date 20/4/18.

Value of stamp paper 500/-

Name of Purchaser Altaf Yargatti

Residence at Mapusa Son of

Signature of Vendor Signature of Purchaser

C. J. PANDIT - LIC NO. AC/STP/VEN/34/2003

379553

NOTARY
S. G. DESHPRABHU
Bardez Taluka
Reg. No. 203/09
Date of Expiry
30/07/2019
GOVT. OF GOA (INDIA)

AFFIDAVIT CUM DECLARATION

I, Mr.AltafYargatti, son of ShabbirYargatti, aged 34years, Indian National, residing at Flat no.G2, GroundFloor, Royal Mansion,ShelpemMapusa- Goa, duly authorised person with respect to the ongoing project under name and style 'The Misty Green' being constructed at Salvodor do mundo-Goa,do hereby solemnly declare, undertake and state as under:

Sardez Taluka
Regt No. 20[illegible]/09
Date of Expiry
30/07/2019
GOA (INDIA)

1) That the promoter has a legal Title Report to the land on which the development of the project is being carried out and a legally valid authentication of titleof such land along with an authenticated copy of the agreement between land owner and the Universal Developers for development of the real estate project is enclosed herewith.

2) That the project land said land is free from all encumbrances.

3) That the time period within which project shall be completed by the promoter from the date of registration of project is 01/06/2017 to 01/04/2019 that is 22 months, further to grant of extension in accordance with Goa RERA Rules and RERA Centre Act.

4) (i) That seventy percent of the amounts to be realized hereinafter by the promoter for the real estate project from the allottees, from time to ttime, 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 the promoter for the real estate projects 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 constructionand the land costand shall be used for that purpose, since the estimatedreceivable of the project is less than the estimated cost of completion of theproject.

5) That amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration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.

6) That,the Promotershall get 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 such practicing Chartered Accountant and, it shall be verified during audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of completion of the project.

7) That,the Promoter shall take all the pending approvals on time, from competent authorities.

9) 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 read with rule 3 of the saidRules, within seven days of the said changes occurring.

10) That the Promoter shall furnish such other documents as have been prescribed by 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 in the said project as the case may be.

Date: 20/04/2018

Place: Mapusa-Goa

For Universal Developers,

(Mr, AltafYargatti)

Verification

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

Verified by me at Mapusa on this 20th April, 2018.

DEPONENT

Identified by:
AN Card No.
EPA6154G

S. G. Deshprabhu
B.A.L.L.B
Advocate & Notary Public
Mapusa-Goa.

BEFORE ME
AT MAPUSA-GOA ON 20.04.2018

S. G. Deshprabhu
B.A.L.L.B
Advocate & Notary Public
Mapusa-Goa
Reg. No 203
Regn No 2025/2018

NOTARY
S. G. DESHPRABHU
Bardez Taluka
Reg. No. 203/09
Date of Expiry
30/07/2019
GOVT. OF GOA (INDIA)