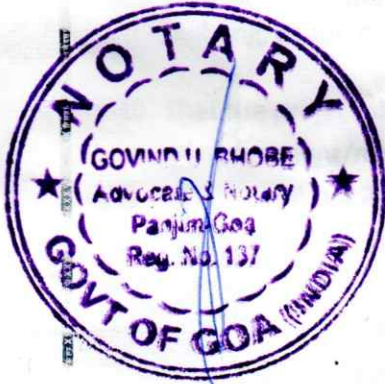




गोवा GOA



Date: 25/4/2024 Sr. No. 209 Value Rs. 500/-
Name of Purchaser: Noor Ahmed
Resident of: Chumbel
Place of Vendor Panaji
License No.: AC/STP/VEN/102/2003
Sign of Vendor Sign of Purchaser

Affidavit cum Declaration

I, NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR Promoter of the proposed project named N.I.R RESIDENCY at Ucassim-Palem-Punola-Bardez, Goa. Do hereby solemnly declare, undertake and state as under:

1. That, I NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR has a legal title to the land on which the development of the project is proposed.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by 04/04/2025
4. That, seventy per cent 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

GOVIND U. BHORE
Advocate & Notary
Panjim - Goa.
Reg. No. 137

Noor
Ahmed

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That, I NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR 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.
8. That, I NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR shall take all the pending approvals on time from the competent authorities.
9. That, I NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR 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.
11. That the project shall be completed through self financing as mentioned in online form and no advertisement/marketing/Booking/Sale/Offer for sale etc, as per provision of the section 3(1) of the RERA act 2016 shall be carried out prior to RERA registration

Deponents

>hii> Noor

(NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR)

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 25 day of Apr 2022.

Deponents

>hii> Noor

(NOORAHMED BHADRAPUR AND MRS. DILSHAD BEGAM NOORAHMED BHADRAPUR)