



गोवा GOA

Serial No. 4733 Place of Vendor: Panaji Date: Shun  
Value of Stamp Paper: 500  
Name of Purchaser: Sameer Baig  
Residence: \_\_\_\_\_ Name of Father: \_\_\_\_\_  
Purpose: \_\_\_\_\_ Transacting Parties: \_\_\_\_\_

693512

Sign of Stamp Vendor  
Mangala H. Kar  
License No AC-11-VEN/747199

Sign of Purchaser



## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. AAY EES BUILDCON GOA promoter of the project named "AYISHA PLAZA" duly authorized by the promoter of the proposed project, vide their DEED OF SALE registration No. PON-1-144-2022 dated 01/02/2022;

I, SAMEER BAIG, son of Anwar Baig, aged 51 years, Indian National, Promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have a legal title report 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.

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

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 10/02/2026

(4)(a) For new projects: that seventy per cent of the amounts realized 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.



(b) For ongoing project on the date of commencement of the Rules-

(i) That seventy per cent of the amounts to be realized hereinafter 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.

Or

(ii) That entire amounts to be realized hereinafter 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, since the estimated receivable of the project is less than that estimated cost of completion of the project.



(5) That the amounts 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 website) rules, 2017.

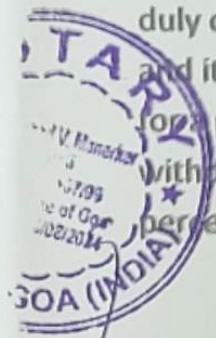
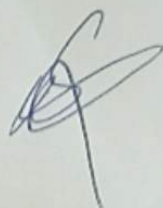
(6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for project and the withdrawal has been in compliance with proportion to the percentage of completion of the project.

(7) That I/ the promoter shall take all the pending approvals on time, from the competent authorities.

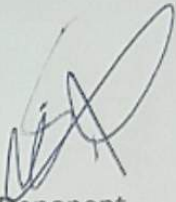
(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said rules, within seven days of the said changes occurring.

(9) That I/the promote have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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




Solemnly affirmed on 10<sup>th</sup> Day of February 2022 at Panaji, Goa.

  
Deponent

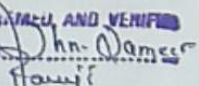
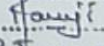
### VERIFICATION

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

Verified by me at  on this 10<sup>th</sup> day of February 2022.

  
Deponent



SOLENNY AFFIRMED AND VERIFIED  
BEFORE ME BY   
Sarg r/o:   
REG. No. 1235 DATED 10/2/22

SHIVPRASAD V. MANERKER  
NOTARY AT PANAJI  
GOA STATE OF INDIA