

गोवा GOA

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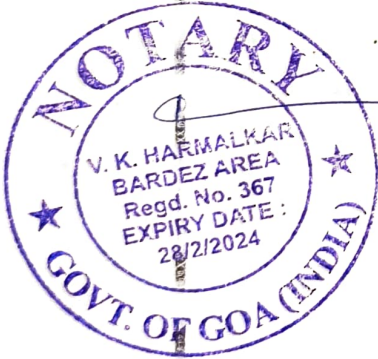
Serial No. 13560 Place of vend MAPUSA Date 04/10/2022
Value of Stamp Paper 500
Name of Purchaser L. Chhbor
Residence at Stown Son / Wife of J. Chhbor
As there is no single stamp paper for the value
Value of Rs _____ Additional stamp papers for the
Completion of the Value is attached alongwith.

Purpose _____

Transacting Parties _____

Signature of Vendor
I, No. 22 (R.R.P. Dessai)

Signature of Purchaser _____



FORM II

AFFIDAVIT CUM DECLARATION

For Jaglax Realty Pvt. Ltd.


Director

I, Mr. Lokesh Chhabra, son of Jagdish Chhabra, aged 28 years, Indian National, promoter of the project ORYZA, duly represented as the Director of Jaglax Realty Pvt. Ltd., a Private Limited Company registered before the Registrar of Company under registration No. 302216 dated 28/06/2016, having its registered office at T-16, Andheria Mode, Mehrauli, New Delhi, 110 030, and also having its office branch in Goa at 448/6, Pilimbi Vaddo, Sodiem Siolim, Bardez, North Goa, Goa 403 517 do hereby solemnly declare, undertake and state as under:-



- 1) That the promoter has a legal Title Report on which the development of the project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of sale deed 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 the promoter from the date of registration of project is 23/3/2025.
- 4) (i) That seventy percent of the amounts to be realised hereinafter 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 the construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realised hereinafter by promoter for that 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 the construction and land cost and shall be

For Jaglax Realty Pvt. Ltd.


Director

used only for that purpose, since the estimated receivable of the project is less than the estimated cost of the completion of the Project.

- 5) That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with of the Goa Real Estate (Regulation and Rule Development) (Registration of Real Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules , 2017.
- 6) That, the promoter shall 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 the amounts collected for a particular project have been utilised 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 the competent authorities.
- 8) That, the promoter shall inform the Authority regarding all the changes that have occurred in the information that 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, 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 Villas in the said project as the case may be.





Date: 06/10/2022

Place: Mapusa-Goa.

For Jaglax Realty Pvt. Ltd.

For Jaglax Realty Pvt. Ltd.

Dh
Director

Dh

(Mr. Lokesh Chhabra)
Director



VERIFICATION

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

Verified by me at Mapusa-Goa on this 6th day of October, 2022.



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Lokesh Chhabra
WHO IS IDENTIFIED BEFORE ME BY
Personally
WHOM I PERSONALLY KNOWN
REG No. 4592/22 DATED 6/10/2022

For Jaglax Realty Pvt. Ltd.

Dh *Dh*
Director

DEPONENT

Harmalkar
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

