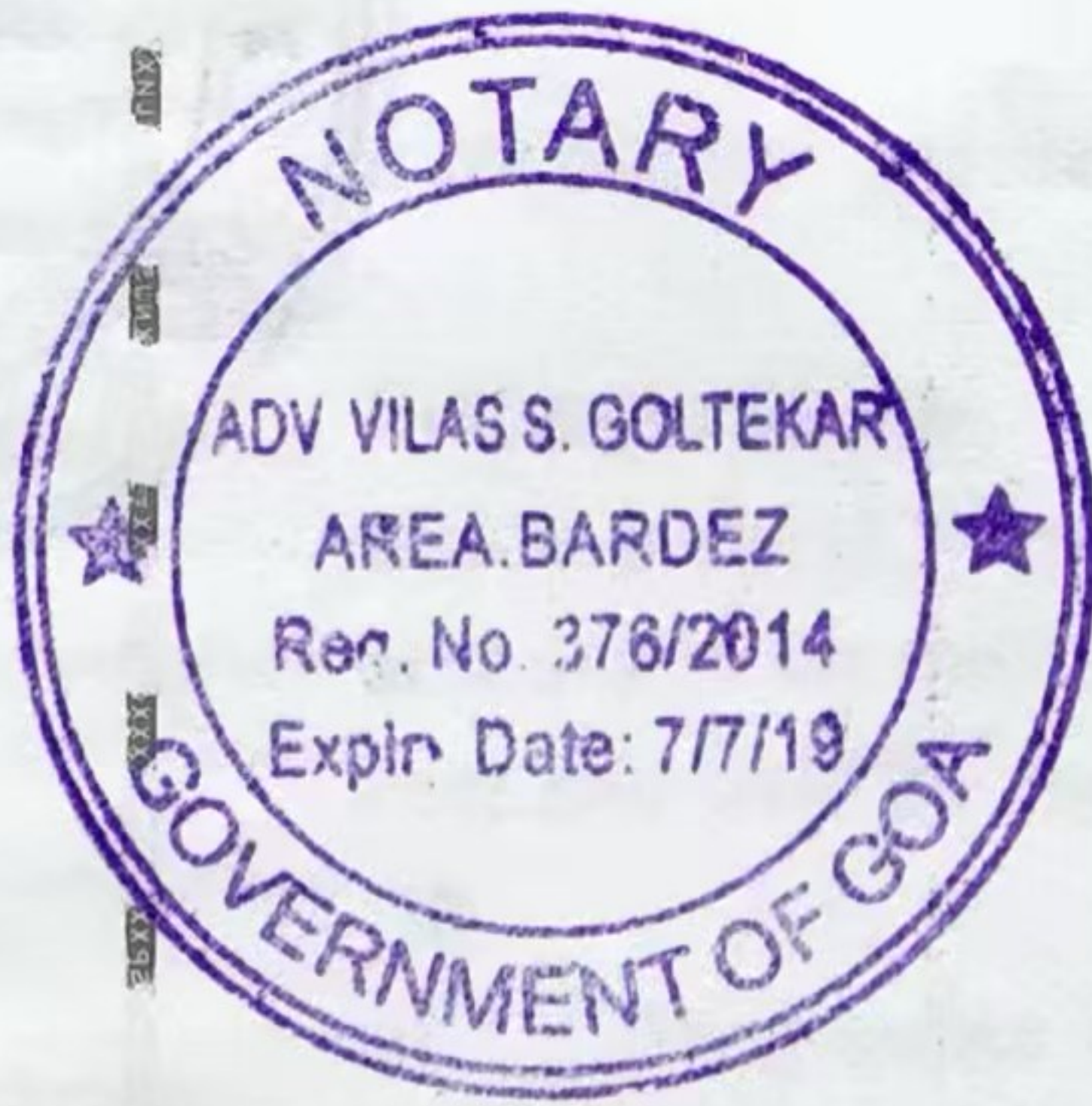




गोवा GOA

386400



Sr No. 9183 Place of and MAPUSA Date 25/7/18
Value of stamp paper 500
Name of Purchaser A. Khalap
Residing at Mapu son of R. Khalap
There is no one single stamp paper for the
value of Rs. _____ additional stamp
papers for the completion of the value is
attached along with.
Purpose Signature of vendor Transacting Parties
Signature of vendor Signature of Purchaser
In 22 (R. P. Desai)

AFFIDAVIT CUM DECLARATION

Affidavit come declaration of Mr. Ashwin Khalap, Promoter of the project name Aldeia de flores.

I, Ashwin R. Khalap son of Mr Ramakant Khalap age 37, Indian National, promoter of proposed project / duly authorized by promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I / Promoter have a legal title report to land on which development of project is carried out.
2. That Project Land is free from all encumbrances.
3. That the time period within which project shall be completed by me/promoter is 16/12/2019.
4. A. For New Projects :

That seventy percent of amount realized by me/promoter of real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

B. for on going project on date of commencement of the ACT.

That seventy percent of amount to be realized hereafter by me/promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

OR

ii) That entire amount to be realized hereafter by me/promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project.

5. That amount from separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of Goa Real Estate(regulation and development) (Registration of real Estate Projects, Registration of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 I / promoter shall get accounts audited within six months after end of every financial year by a practicing chartered accountant and shall produce a statement of accounts duly certified and signed by such 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 to percentage of completion of the project.



7. That I / Promoter shall take all pending approvals on time from competent authorities.
8. That I / the promoter shall inform the authority regarding all the changes that have occur in the information furnished under the 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 furnished such other documents as have been prescribed by 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 25th day of July 2018 at Mapusa



DEPONENT

[Signature]
BEFORE ME

Mr. VILAS S. GOLTEKAR
ADVOCATE & NOTARY PUBLIC
Mapusa (Bardez), Goa
Sr. No. 435/2018
Date :- 25/7/2018

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mapusa on this 25th day of July 2018 .

DEPONENT

Identified by me
known to me personally

[Signature]



[Signature]
BEFORE ME

Mr. VILAS S. GOLTEKAR
ADVOCATE & NOTARY PUBLIC
Mapusa (Bardez), Goa
Sr. No. 436/2018
Date :- 25/7/2018