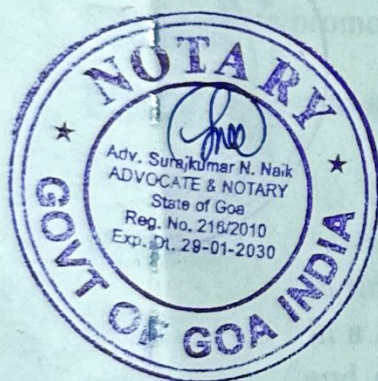




गोवा GOA Serial No. 17104/25-26 Place of Vending Vasco Date of Sale 22 AUG 2025 967451
Vendor's Name Apurva A Shel Address Chicalim
Licence No. JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper Rs 500/- (Rupees Five hundred only)
Name of Purchaser Shantilal Real Estate Services
R/O: Vasco Name of Father
Purpose Transacting Parties
As there is no one single Paper for the value of Rs.
Addition Stamp Paper for the completion of the value is attached along with
Along with.
Signature of Stamp Vendor Signature of Purchaser



Affidavit cum Declaration

A.S. Choker

Affidavit cum Declaration of **Mr. Ashwin Cholera** Partner cum promoter of M/s. Shantilal Real Estate Services aged 67 years, Married, Business, Indian National, Aadhar Card 2560 8454 4727 address 2nd Floor, Shantilal Retail Park, Dabolim, Goa authorized person of M/s. Shantilal Real Estate Services duly authorized by Developer Promoter and Mr. Ashwin Cholera authorized person of Land Owner Promoter Mr. Francisco Jose Nunes and Mrs. Vedant Rosy Fernandes of the proposed project Sage by Shantilal situated on Plot No.1, survey no 31/1-A, Dabolim -Goa;

I, **Mr. Ashwin Cholera** Partner cum promoter of M/s. Shantilal Real Estate Services aged 67 years, Married, Business, Indian National, Aadhar Card 2560 8454 4727 address 2nd Floor, Shantilal Retail Park, Dabolim, Goa authorized person of M/s. Shantilal Real Estate Services duly authorized by Developer Promoter and Mr. Ashwin Cholera authorized person of Land Owner Promoter Mr. Francisco Jose Nunes and Mrs. Vedant Rosy Fernandes of proposed project do hereby solemnly declare, undertake and state as under:

1. That I Partner cum promoter have a legal title report to land on which development of project is proposed and a legally valid authentication of title of such land by practicing advocate of land owner along with Joint Development Agreement for development of real estate project is enclosed herewith.
2. That said land is free from all encumbrances.
3. That the time period within which project shall be completed by me/promoter is 42 months i.e. 31/12/2028.
4. (a) For on-going project on date of commencement of the Act.
 - (i) That seventy per cent of amount to be realised hereafter by me/promoter for the 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 accordance with Rules framed by State Government.
5. That amounts from separate account shall be withdrawn in accordance with Rules framed by State Government.
6. That I Partner cum promoter shall get accounts audited within six months after 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 audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

A. S. Cholera



7. That Partner cum promoter shall take all approvals on time from competent authorities.
8. That I Partner cum promoter have furnished such other documents as have been prescribed by rules and regulations made under the Act.

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 Vasco-da-Gama, Goa on this 22nd day of August, 2025.

A. S. Cholera

Ashwin Cholera

Partner

Shantilal Real Estate Service



Executed before me

by Ashwin Cholera
Partner Shantilal Real Estate Service
 which I attest

Adv. Surajkumar N. Nalk

Adv. Surajkumar N. Nalk

NOTARY

STATE OF GOA

36, Ground Floor, Apna Bazar, Bldg.

VASCO-DA-GAMA, GOA - 403 802

Date : 22/08/2025

Reg. No.: 14216/2025