

गोवा GOA

Serial No 2825 Place of Vendor, Panaji Date 29/6/12  
Value of Stamp Paper 1000  
Name of Purchaser Gavish P. Reis  
Residence Panaji Name of Father Armando Reis  
Purpose Affidavit Transacting Parties:  
Declarant

943080



Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Sign of Purchaser



### Affidavit and Declaration

Affidavit and Declaration of M/s SHARAYU GLOBAL, Promoter of the project named "SHARAYU SUNNY DAYS" having its registered office at office at 111, Gera's Imperium II, Patto Plaza, Panaji - Goa 403001, (the "Promote") represented here by its partners,

*[Handwritten signatures of the partners]*



1. **Mr Gaurish Pereira** aged 43 years, businessman, unmarried, son of Shri. Armando Pereira, holding **PAN CARD NO:** [REDACTED], Mobile No. [REDACTED], Aadhaar No. [REDACTED], and
2. **Ms Ashwini Pereira** aged 42 years, Architect, in business, unmarried daughter of Mr. Armando Pereira, holding **PAN CARD NO:** [REDACTED], Mobile No. [REDACTED], Aadhaar No. [REDACTED], both residing at flat no 5 & 6, Pereira Building St-Inez, Panaji – Goa.

**AND**

**Mr Gaurish Pereira** aged 43 years, businessman, unmarried, son of Shri. Armando Pereira, holding **PAN CARD NO:** [REDACTED], Mobile No. [REDACTED], Aadhaar No. [REDACTED], residing at flat no 5 & 6, Pereira Building St-Inez, Panaji – Goa (the “Landowner”)

We, the Land Owner; and we, the promoter of the proposed project do hereby, jointly and severally as the context requires, solemnly declare, undertake and state as under:

1. That the Landowner has legal title to the land on which development is proposed and have an authenticated legal title certificate for the project land.
2. That the project land is free from all encumbrances.
3. That the Promoter will complete the real estate project on or before 21/12/2023.

4. That seventy percent of the amounts to be realized hereinafter by from the allottees from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

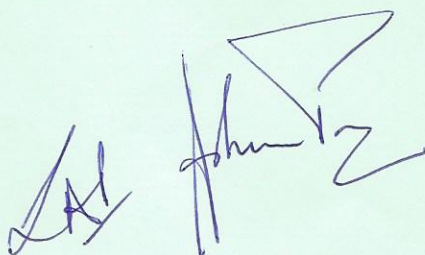
5. That amounts from the separate accounts shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate ( Regulation and Development ) ( Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and Disclosures on Website) rules, 2017.

6. That Promoter shall get its project accounts audited within 6 (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 practicing 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 promotion to the percentage of completion of the project.

7. That promoter shall obtain all pending approvals, if any, on time from competent authorities.

8. That Promoter shall inform the Authority regarding all changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of the said Rules, within 7 (seven) days of the said changes occurring.

9. That Promoter has furnished/will furnish such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Place: Panaji

Date: 04/01/2021



Mr. Gaurish Pereira



Mr. Gaurish Pereira


Ms Ashwini Pereira

For M/s Sharayu Global

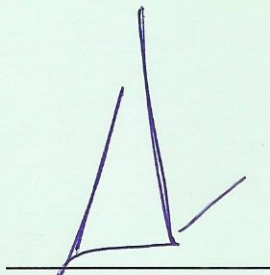
**VERIFICATION**

The contents of this Affidavit and Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Panaji on this the 04<sup>th</sup> of January 2021



Mr. Gaurish Pereira



Mr. Gaurish Pereira


Ms Ashwini Pereira

For M/s Sharayu Global



SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE / ME BY Gaurish Pereira  
WHO IS IDENTIFIED BEFORE / ME BY Ashwini Pereira  
BY Ashwini Pereira  
WHOM I KNOW  
SERIAL No. 78 DATED 4/1/2021



  
ARUN WADKAR  
NOTARY AT TISWADI TALUKA  
STATE OF GOA-INDIA  
REG. No. 382/14  
DATED 19/9/2014