



गोवा GOA

Sr. No. 2168... Place of Vendor of Issue 25/08/24 652554
Value of the Stamp Paper Rs. 500
Name of the Purchaser Shri. Space Infra L.L.P.
Residing at. Vonda, Son of

Signature of Vendor

Mr. S T Parab

Lic. No. AC/ST/VEN/119/A77

Signature of Purchaser



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AFFIDAVIT cum DECLARATION

For Shri Space Infra LLP

Designated Partner

Shri Space infra L.L.P promoter of the project named VITHUMAI duly authorized by the promoter of the proposed project. Vide its authorization No 14 dated 18/06/2021 I, Shri Chandan Chari Son of Narsinha Chari aged 39 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

OR

Have/has a legal title report to the land on which the development of the proposed project is to be carried out

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.

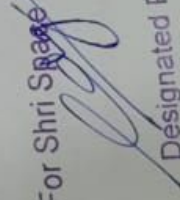
OR

That the details of encumbrances including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 02 August 2025.

(4) (a) for new projects: That seventy percent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a

For Shri Space Infra LLP


Designated Partner

(5) 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.

(b) for ongoing project on the date of commencement of the rules-

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 schedule 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 the estimated cost of completion of the project.

(6) That the amounts from the separate account shall be withdrawn in accordance with the 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.

(7) That 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 the project and the withdrawal has been in Compliance with the proportion to the percentage of completion of the project.

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

(9) That the promoter shall inform the authority regarding all the charges 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.

(10) That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.

For Shri Spaces Infra LLP

Designated Partner

- (11) That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



Solemnly affirmend on 26th Day of August
2021 at Honda Sattari Goa

Verification

Deponent

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

Verified by me at Honda Sattari Goa on this 26th day of 2021

For Shri Space Infra LLP

Deponent

Designated Partner



Solemnly Affirmed and Signed
BEFORE ME

By the above named Executant/Deponent
Shri / Smt. Shri. Space Infra
Chandana Sattari
Chandana Sattari
Who is identified before me by
Shri/Smt. Delhar and
Whom I personally know
Office of the notary Sattari-Goa
On this 26th day of August 2021
Notarial stamp Reg. No. 2260/2021 HONDA SATTARI GOA

26/8/2021
SHARMILA T. PATIL
alias PARYEKAR
B. SC. LLB
ADVOCATE

And
NOTARY PUBLIC
HONDA SATTARI GOA