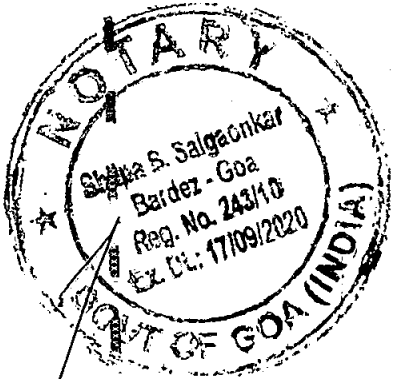


गोवा GOA

Serial No. 7024 Place of Vendor, Panaji Date 8/3/18  
Value of Stamp Paper \_\_\_\_\_  
Name of Purchaser Kirti Nerlekar  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting Parties:

474220



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

Sign of Purchaser  
Kirti Nerlekar

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kirti P. Nerlekar promoter of the proposed project "Spica Elegante" being developed at Sangolda in Survey no. 87/14. The Project has been approved by Town & Country Planning Dept. wide TPB/2464/TCP-16/3071.

Kirti Nerlekar

I, Kirti P. Nerlekar son of Pramod Nerlrkar aged 47 Years, Indian national promoter of the above mentioned project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which development of project is proposed. A legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorised by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances as of date.

3. That the time period within which project shall be completed by me is 36 months from the date of Registration. Project will be

Completed by 30 DECEMBER-2020 (30/12/2020) *Unerkar*

(a) For new projects :

That seventy per cent of amount realised by me for Real estate project from allottee, 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 entire amount to be realised hereinafter by me/promoter for real estate project from allottee, 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 accordance with Rules framed by State Government.

5. That amounts from separate account 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 Project) of the Rules framed by State Government.

*Unerkar*

SHILPA B. SALGAONKAR  
NOTARY AT BARCELONA  
STATE OF GOA-INDIA

2020

6. That I 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.

7. That I shall take all <sup>Pending</sup> approvals on time from competent authorities.

8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under sub section (2) of the Section 4 of the Act and under rule 3 of the said rules, within seven days of the said changes occurring.

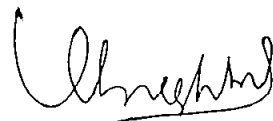
9. That I as promoter have furnished such other documents as have been prescribed by rules and regulations made under the Act.

10. That I as promoter shall not discriminate against any allottee at the time of any allotment of any apartment.

11. GST Registration No. 30AATPN0230C1ZC

12. Self-execution of the project.

Solemnly affirmed on 8<sup>th</sup> day of March 2018 at Panaji-Goa.



Deponent

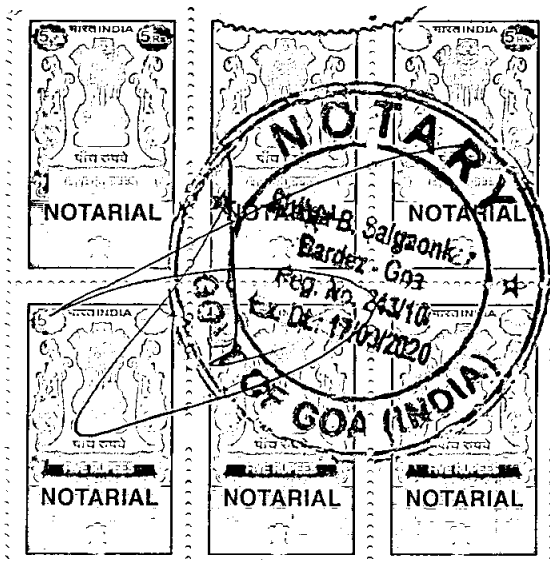
SHILPA B. SALGOKAR  
NOTARY AT BARCELONA  
STATE OF GOA  
10a  
3/10  
/2018

**Verification:**

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 Panaji on this day of 8<sup>th</sup> March, 2018

*[Handwritten Signature]*  
Deponent



SOLEMNLy AFFIRMED AND VERIFIED  
BEFORE/ME BY Luís R. N. N. N. N.  
WHO IS IDENTIFIED BEFORE/ME  
BY Shilpa B. Salgaonkar 4335761  
WHOM I KNOW 4429  
SERIAL NO. 5718 DATED 08/03/2018

*[Handwritten Signature]* 08/03/2018  
SHILPA B. SALGAONKAR  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA