



गोवा GOA

844469



St. No. 12066 Place of vend MAPUSA, Bardez 110 12023

Value of stamp paper 500

Name of Purchaser B. Joshi

Residing at 800 son / wife of R. Joshi

As 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
L. No. 22 (R.R.P. Dessai)
Transacting Parties
Signature of Purchaser

FORM II
AFFIDAVIT CUM DECLARATION

For JAGLAX HOMES LLP


Designated Partner

Affidavit cum Declaration of Mr. Lokesh Chhabra promoter of the project named Arpora Villas By JaglaxHomes. I, Sh. Lokesh Chhabra son of Mr Jagdish Chhabra aged 29 Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1) That I have a legal title Report to the land on which the development of the project is proposed.

2) That the project land is free from all encumbrances.

3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 05/09/2026.

4) That seventy per cent of the amounts realised by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5) That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (1) (D) read with of the Goa Real Estate (Regulation and Rule Development) (Registration of Real Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6) That I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For JAGLAX HOMES LLP


Designated Partner

7) That, I shall take all the pending approvals on time, from the competent authorities.

8) That, I shall inform the Authority regarding all the changes that have occurred in the information that 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.

9) That, I shall furnish such other documents as have been prescribed by rules and regulations made under the Act.

10) That, I shall not discriminate against any allottee at the time of allotment of any Villas in the said project as the case may be.

Solemnly affirmed on 31st ^{October} day of 2023 at Mapusa, North Goa. .
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For Jaglax Homes LLP.

For JAGLAX HOMES LLP


Designated Partner

(Mr. Lokesh Chhabra)
Designated Partner

VERIFICATION

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

Verified by me at Mapusa-Goa on this 31st day of October, 2023.

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Lokesh Chhabra
WHO IS IDENTIFIED BEFORE ME BY
Personally
WHOM I PERSONALLY KNOWN
REG No. 5188/23 DATED 31/10/23

For **JAGLAX HOMES LLP**

[Signature] Designated Partner

DEPONENT

[Signature]
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

