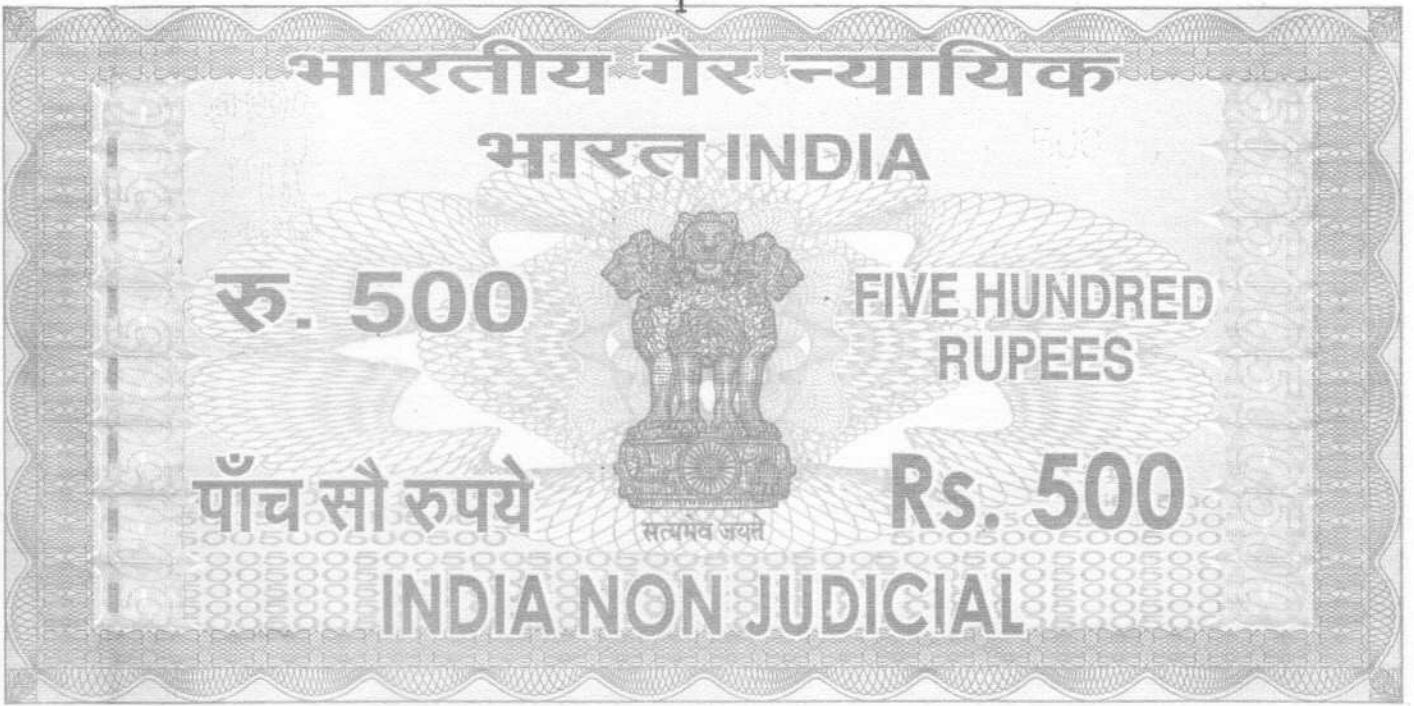




गोवा GOA

Serial No. 9505 Place of Vendor MARGAO Date 23/1/2024 861681

Value of Stamp Paper: 500/-

Name of Purchaser: Sujal Abhai Pai Angle

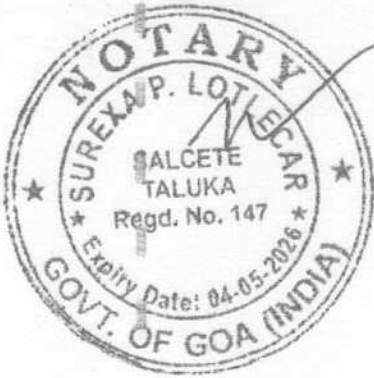
Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with

Stamp Vendor's Sign. Mrs. SALONI S. POLWALKAR
Lic. No. JUC/VEN-LIC/1/2015/AC-I
Margarha-Goa

Signature of Purchaser: SR Angle



FORM "II"

AFFIDAVIT CUM DECLARATION

Angle

Affidavit cum Declaration of Mr. Abhai Ashok Poi Angle, Promoter of the Project named "THE ENCLAVE" I Mr. Abhai Ashok Poi Angle, Son of Mr. Ashok Poi Angle, major, Indian National, Promoter of the Project "THE ENCLAVE" do hereby solemnly declare, undertake and state as under:-

- (1) That I Mr. Abhai Ashok Poi Angle has a legal title Report to the land on which the development of the project is proposed

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 has been mortgaged to Bank of Maharashtra, Chinchinim Branch for the purpose of credit facilities. Further, the said bank has provided me with its NOC dated March 4, 2024, conveying its no objection construction and further sale of residential units over the land.

- (3) That the time period within which the project shall be completed by me from the date of registration of the project is **29/07/2029**.



- (4) (a) For new project: that seventy percent 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 the purpose.

(b) For ongoing project on the date of commencement of the Rules –

(i) That seventy percent of the amounts to be realised hereinafter 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.

(ii) That entire amounts to be realized 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 scheduled 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.

- (5) That the amount from the 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 Projects, Registration of Real Estate Agents, rates of interest and Disclosures on website) Rules 2017.

(Signature)

- (6) That I/the promoter shall get the account audited within 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 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.
- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I/the promoter shall inform the Authority regarding all the changes 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 Rules, within seven days of the said changes occurring.
- (9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/the Promoter Shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 01st June, 2024



Mr. Abhai Ashok Poi Angle

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

VERIFIED BY

Mr. Abhai Ashok Poi Angle

Solemnly affirmed before me by

Mr. Abhai Ashok Poi Angle

who is identified by-

to whom I personally know

Reg. No. 5416/2024

Date: 01/06/2024

SUREXA P. LOTLEKAR
NOTARY MARGAO
SALCETE TALUKA
STATE OF GOA (INDIA)

