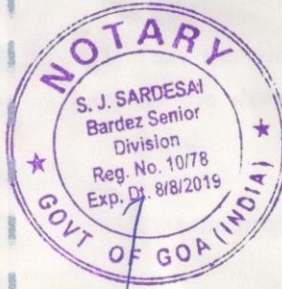




गोवा GOA



Sr. No. 12538 Place of vend MAPUSA. Date 20/12/15 463288

Value of stamp paper 500

Name of Buyer R. Rohit

Residing at Porvorim son / wife of R. Rohit

As there is no one single stamp paper for the value of Rs. additional stamp papers for the completion of the value is attached alongwith.

Purpose

Signature of vendor
L. No. 22 (R.R.P. Dessai)

Transacting Parties
Signature of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S. M. G. DEVELOPERS**, a Partnership Firm, registered under no. 202/14 at page no. 54, volume no. XI, dated 05/12/2014, having its registered office at R. R. Tower, Office No. 6-B, 6th Floor, Angod, Mapusa, Bardez - Goa 403507, holding PAN Card No. AAZFM7603G, through its Partners,

[Handwritten signatures of partners]

A) SHRI. RAVI RAMESHCHANDRA GOHIL son of Shri. Rameshchandra S. Gohil, 33 years, businessman, married, holding PAN Card No. AIDPG2808H and Aadhaar Card No. 3796-8387-8512, Indian National, resident of Plot No. 26, PDA Colony, Matruchaya, Alto- Porvorim, Bardez – Goa and

B) SHRI. DIPESH GORDHAN MAKADIA, son of Mr. Gordhan Jivraj Makadia, 45 years, businessman, married, holding PAN Card No. AAIPM2515N and Aadhaar Card No. 2577-9011-9580, Indian National, resident of Flat No. G007, 1st Floor, Devashree Garden, Alto – Porvorim, Goa, Promoters of the project named **“M G SAPPHIRE”** do hereby solemnly declare, undertake and state as under:

(1) That the Promoter has a legal title Report to the land on which the development of the project **“M G SAPPHIRE”** is proposed.

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

(3) That the time period within which the project **“M G SAPPHIRE”** shall be completed by the Promoters from the date of registration of project; is 27/02/2022;

(4) **For New Projects:—**

That seventy per cent of the amounts realised by Promoters 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.



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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the promoters 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 "**M G SAPPHIRE**".

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

(8) That the promoters 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 changes occurring.

(9) That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



(10) That the promoters 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 8 day of April 2019 at Mapusa Goa.

Deponent

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 Mapusa Goa on this 8 day of April 2019.



M. G. DEVELOPERS

[Signature]
Partner

M/s M. G. Developers, Partner
Shri. Ravi Rameshchandra Gohil

Deponent

M. G. DEVELOPERS
[Signature]
Partner

M/s M. G. Developers, Partner
Shri. Dipesh Gordhan Makadia

Deponent

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Executed before me at
Mapusa on 8 APR 2019

[Signature]
S. J. Sardesai
B. A. (Hons) LL. B.