



गोवा GOA

Serial No. 3026 Place of St. Vend Mapuse Date 28/2/2022

658337

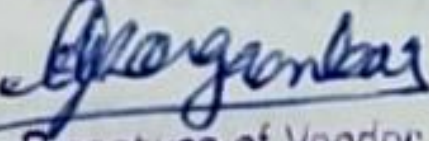
Value of Stamp Paper _____

Name of Purchaser AVON SHIRE DEVELOPMENTS

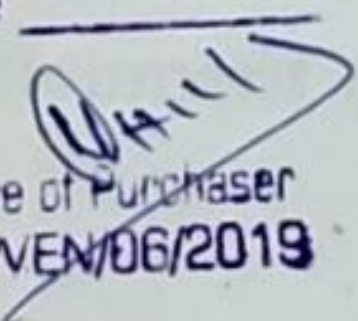
Residence at _____ S/D/W _____

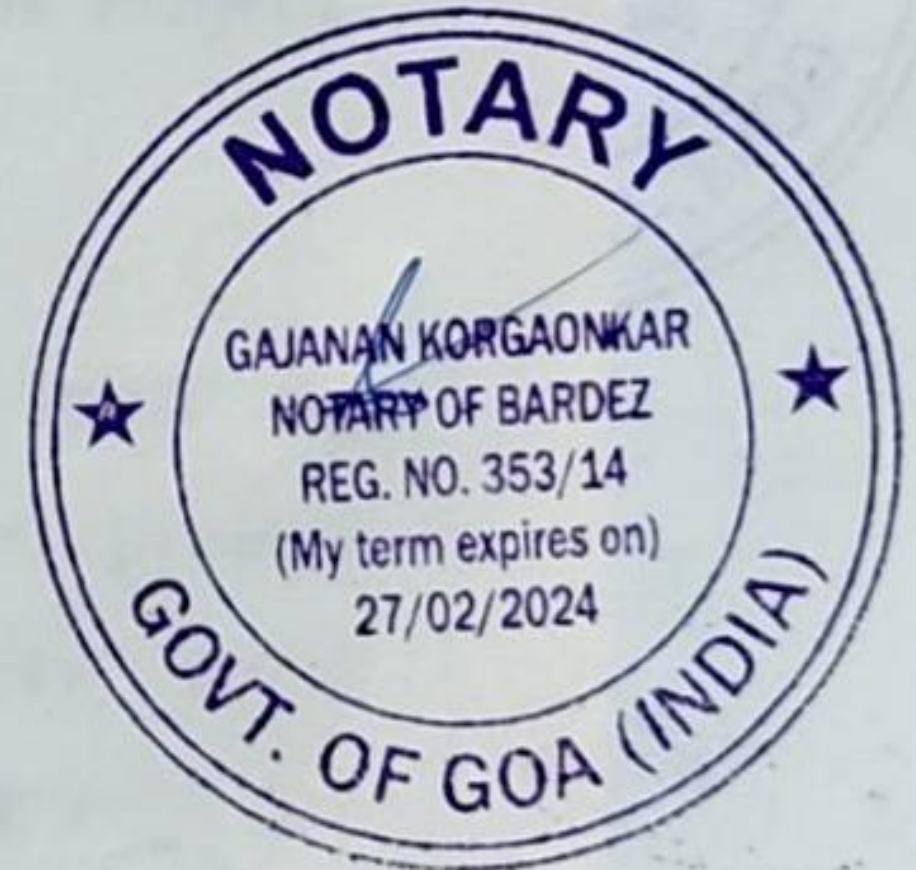
As there is no single stamp paper for the value of Rs _____ Additional stamp papers for the competition

Of the Value is attached along with purpose _____


Signature of Vendor

AMITA KORGAONKAR LIC NO. AC/STP/VEN/06/2019


Signature of Purchaser

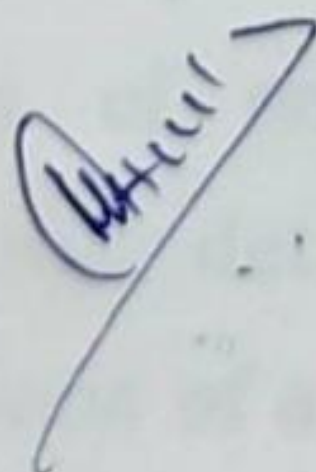


FORM 'II'

[See rule 3(6)]

FORM OF 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. MEHBOOB HAMID MULLA**, Power of Attorney Holder of **Mr. MOHAMADALI ASLAM HAJI** being Partner in **M/S AVON SHIRE DEVELOPERS** duly authorized by the promoter of the proposed project named "AMADO ARROZAI" , vides its/his/their authorization no. N.A. dated 23rd February, 2022;

I, **Mr. MEHBOOB HAMID MULLA**, Power of Attorney Holder of **Mr. MOHAMADALI ASLAM HAJI son of Mr. ASLAM ABDULLA HAJI**, aged 35 Years r/o Ganga Satellite S.No.69, Wanowrie Pune, Indian national Partner in **M/S AVON SHIRE DEVELOPERS**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has 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 details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(Signature)



(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is **23 /02/2026**



(4) (a) For new projects: That seventy per cent of the amounts 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.

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

(i) That seventy per cent of the amounts to be realized here in after 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.

OR

(ii) That entire amounts to be realized here in after 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 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 I/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.

(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 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 28th February, 2022

A handwritten signature in blue ink, appearing to read "Mulla".

Mr. MEHBOOB HAMID MULLA

Power of Attorney Holder



I, hereby attest the above signature of the executant's
Shri./Smt./Kum. Mehboob H. Mulla
r/o Kuleh mapusa Goa
who has signed before me and has been identified by
Whom I know personally by me

A handwritten signature in blue ink, appearing to read "Gajanan K. Korgaonkar".
GAJANAN K. KORGAONKAR
NOTARY OF BARDEZ
REG NO. 353/14
Sr No. 629 Dt 28/2/22

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 me at 28th February, 2022

Mr. MEHBOOB HAMID MULLA
Power of Attorney Holder

BEFORE ME
Mr. Gajanan K. Korgaonkar
Advocate & Notary Public
Mapusa (Bardez), Goa
Sr. No. 630
Date:- 28/2/22

