



गोवा GOA

DATE 14/2/24 SR. NO. G767 VALUE 500/-

824991

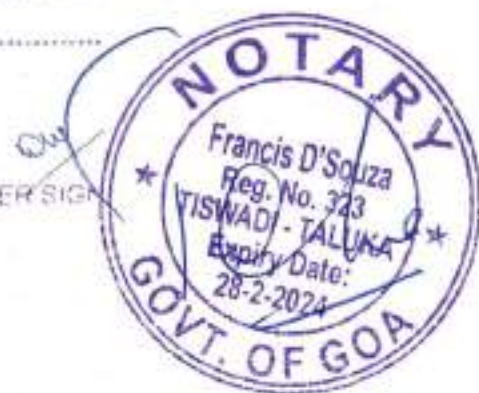
NAME OF PURCHASER Devachi Nirman LLP

RESIDENT OF Panaji PURPOSE

PLACE OF VENDOR, PANAJI

VENDOR SIGN.
CHANDRAKANT PATIL
UG. NO. AC/ST/11VEN/100/73/2004

PURCHASER SIGN

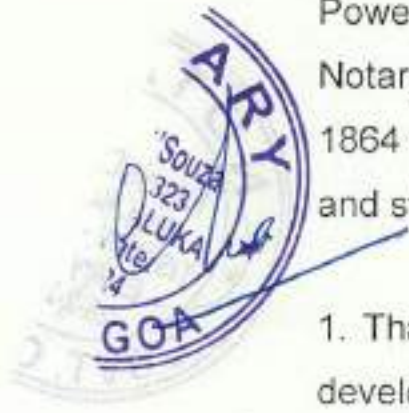


AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of SHRI DATTAPRASAD PRABHKAR
PRIOLKAR, son of Shri Prabhakar Priolkar, aged 52 years,
married, service, having Permanent Account No.
Indian National, residing at B-301, CD Diva, Gogol, Margao,
Goa,

Day

General Manager (Operations) of M/s Devashri Nirman Limited Liability Partnership duly authorised by the Promoter of the proposed project named, LA STELLA By Devashri vide Power of Attorney dated 10.11.2017 executed before the Notary, Smt. Kishori Fugro at Panaji Goa vide Registration No. 1864 dated 14.12.2017 do hereby solemnly declare, undertake and states as under:-



1. That the Promoter has a legal title to the land on which the development of the Project, LA STELLA By Devashri 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, LA STELLA By Devashri is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the Project, LA STELLA By Devashri shall be completed by the Promoter from the date of registration of the project is 31.12.2027.

4. That seventy per cent of the amounts realised by the 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.

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5. That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (I) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.



6. That the Promoter shall get the accounts audited within six months after the end of every financial year by a practising chartered accountant, and shall produce a statement of accounts duly certified and signed by such 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, LA STELLA By Devashri .

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

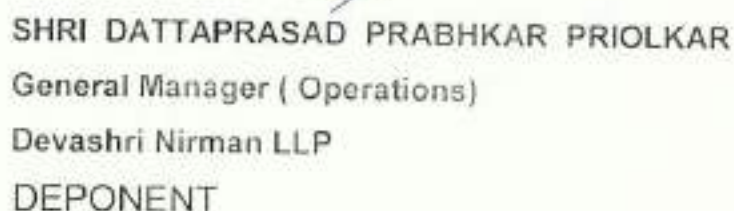
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section(2) of section 4 of the Act and under Rule3 of the Said Rules, within seven days of the said changes occurring.

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

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any Apartment as the case may be on any grounds.

Day

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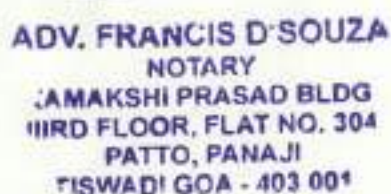


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

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BEFORE ME

 SHRI FRANCIS D'SOUZA
 NOTARY FOR TISWADI TALUK
 STATE OF GOA (INDIA)



whereby attest the above signature of Shri/Smt./Miss. Prabhakar Priolkar
The deponent
above named
Who has been identified before me
by _____
_____ who is personally known to me
registered under No. 272/2024
Dtd 21.02.2024