



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of (1) **M/S. MANAS SPACES LLP** (PAN No. [REDACTED]) promoter of project named "**RENATA MOIRA**", through its Designated Partner **MR. TANMAY ULHAS KHOLKAR ALIAS JEVOTTAM ULHAS KHOKAR** (PAN No. [REDACTED] (AADHAR No. [REDACTED], (Email: legal@manasdevelopers.com), (Mobile: [REDACTED], son of Mr. Ulhas Mahabaleshwar Kholkar, aged 49 years, Business, Married, Indian National, resident Block A, Adwalpalkar Shelter, Caranzalem, Taleigao, Tiswadi-Goa, (2) **MR. AKBAR AMIRALI JAFFER**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED], age about 51 years, business, Indian National, married, and his wife (3) **MRS. ZEENAT AKBAR JAFFER**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED], aged about 49 years, service, Indian National, married, both presently residing at 1101, Celestial Tower, 15th Road, Bandra West, Mumbai 400050; (4) **MR. SAURABH RAMESH SANGEKAR**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED], age about 54 years, service, Indian National, married, and his wife (5) **MRS. ARCHANA SAURABH SANGEKAR**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED], age about 54 years, doctor, Indian National, married, both presently residing at Sunder Sadan, 63-A Proctor Road, Grant Road East, Mumbai - 400 004; (6) **MRS. HEENA KARIM JAFFER**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED]), age about 52 years, service, Indian National, married, presently residing at 15, Aliabad, Aga hall, Nesbit Road, Mazgaon, Mumbai 400010; (7) **MRS. ZEENAT AHMED JAFFER**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED]), age about 47 years, housewife, Indian National, married, presently residing at 701, Pinnacle de Pride, Turner Road, Bandra West, Mumbai 400050 and; (8) **MRS. MUMTAZ AZIZ JAFFER**, (PAN Card No. [REDACTED]), (Aadhar Card No. [REDACTED]), age about 58 years, housewife, Indian National, married, presently residing at 703, Panju Mahal, B. J. Road, Bandstand, Bandra West, Mumbai 400050; The parties at (2), (3), (4), (5), (6), (7) and (8) are the landowners of the said project "**RENATA MOIRA**" and are all represented herein by their duly constituted attorney, **MR. TANMAY ULHAS KHOLKAR ALIAS JEVOTTAM ULHAS KHOLKAR**, Son of Mr. Ulhas Mahabaleshwar Kholkar, aged 49 years, Indian National, married, in business, resident of Block A, Adwalpalkar Shelter, Caranzalem,

Taleigao, Tiswadi- Goa, vide Power of Attorney dated 02/12/2022 executed before the Notary Advocate Mrs. Pallavi R. Marathe at Girgaon, Mumbai, Maharashtra, registered under serial no. 0145, reg. No.28 on 12/2/2023 do hereby solemnly declare, undertake and state as under:



1. That I the aforesaid Promoter, **M/S. MANAS SPACES LLP** have a legal title report to land bearing survey No. 48/4 of Moira village on which development of project is proposed and a legally valid authentication of title of such land along with an authenticated copy of agreement between such land owners and the **PROMOTER** for development of real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by the **PROMOTER** from the date of the registration of the project is 31-12-2026.
4. That seventy per cent of amount to be realised hereafter by the **PROMOTER** for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and 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) (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 accounts 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 amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
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 the section 4 of the Act and under rule 3 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 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 plot or building, as the case may be.
11. That the project **RENATA MOIRA** shall be completed through Self-financing or through Bank/Institution Finance, as declared in the online application form and no amount in any form, from the prospective buyer(s), towards the booking/sale/offer for sale etc. *shall be/was carried out prior to the completion stage wise completion of the project as agreed with the prospective buyer in terms of the agreement entered with him/her/it/they.
12. That no advertisement/marketing, etc. is carried out prior to the RERA registration.

Solemnly affirmed on 13th day of January 2025 at Panaji, Goa.

FOR MANAS SPACES LLP
(PROMOTER)

MR. TANMAY ULHAS KHOLKAR
DEPONENT

FOR LANDOWNERS

MR. TANMAY ULHAS KHOLKAR
POA HOLDER



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 Panaji, Goa on this 13th day of January 2025.

**FOR MANAS SPACES LLP
(PROMOTER)**

**MR. TANMAY ULHAS KHOLKAR
DEPONENT**

FOR LANDOWNERS

**MR. TANMAY ULHAS KHOLKAR
POA HOLDER**



Solemnly affirmed and verified before
me by Mr. Tanmay Ulhas
Kholkar
who is identified on the basis of
Aadhar card bearing
NO. [REDACTED]

Reg. No. 88/2025
Date 13-01-2025

SANJAY A. GAONKAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.
Reg. No. 242/10