भारतीय गैर न्यायिक

भारत INDIA

500

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

504469

Licence No. JUD/STP/5/2002/AO
R. AGUIAR, MARGAO

No. 8410 Place: Margao Date: 31/10/2018

Value of Stamp Paper: 500

Name of Purchaser: Mehboob Alam Khan

Residence: Margao Name of Father:

Purpose: Transaction Party:

Signature of Stamp Vendor

Mehboob

NOTARY
VILAS ANANT NAIK
Valid upto
09-07-2019
Salcete Taluka
Jurisdiction
REG. No. 198
GOVT. OF GOA, (INDIA)

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration Radiance Estates Promoter of the Project named Radiance Eden / duly authorized by the promoter of the proposed project vide it's their authorized no. A/53/17-18/7515 dated 08/12/2017, I Shri. Arshad Shaik Muzavor Son of Ibrahim Shaikh Indian nation , promoter of the prosed project/ duty authorized by the promoter of the proposed project do hereby solemnly declare , undertake and state as under.

Identifie

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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 lagal title Report to the land on which the development of the proposed project is to be carried out
AND
A legally valid authentication of the 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 03-06-2019.

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 hereinafter by me/promoter for the real estate project from the allotees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(ii) The entire amount to be realized hereinafter by me/promoter for the real estate project from the allotees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to covert 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 that 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) (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 Websites) Rules, 2017.

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6. That I/promoter shall get the accounts audited within 6 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 /promoter shall take all the pending approvals on time, from the competent authorities

8. That I/promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 o the Act and under rule 3 of the said rules, within seven days of the said changes occurring.

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

10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be.

Solemnly affirmed on 31st day of October 2018 at Margao-Goa.

Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Deponent

Identified vide
D/L No. Aadhaar Card no.
GAu[illegible] 421065222160

Solemnly affirmed before me by
Shri/Smt. Arshad Shaik Muzz
Who is identified before me by
~~Shri/Smt.~~ Vikram
~~Who is personally known to me~~
DATE: 31/10/2018
REG. No: 3677/2018

VILAS ANANT NAIK
ADVOACTE & NOTARY
MARGAO
STATE OF GOA, INDIA