



गोवा GOA

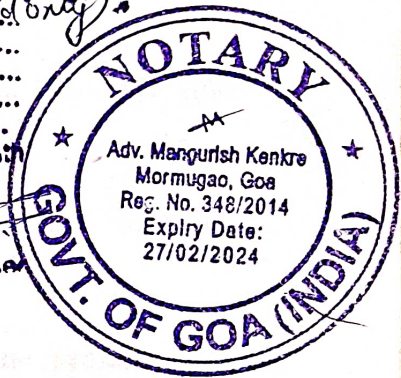
17 MAY 2022

698956

Serial No. 03647/23 Place of Vending Vasco Date of Sale: 17 MAY 2022
Vendor's Name: Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/11/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Five Hundred only)
Name of Purchaser: Nazir Khan
R/O: Vasco Name of Father: A. Khan
Purpose: Transacting Parties
As there is no one single Paper for the value of Rs. 500/-
A. Khan: Stamp Paper for the completion of the value is attached along with
along with.

Signature of Stamp Vendor.

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. NAZIR KHAN, promoter of the proposed project named "AYANA COMPLEX", I Mr. NAZIR KHAN, son of Mr. AKBAR KHAN, aged 52 years, Indian National, the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

(Signature)



1) Mrs. Mumtaz Agahas a legal title report to the land on which the development of the project is proposed.

OR.

Has legal title Report to the land on which the development of the proposed project is to be carried out.

AND

Alegally 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 right, 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 31st march 2026.

4) (a) For new projects. That seventy percent 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 percent of the amount to be realized hereinafter 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

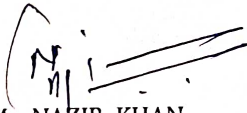
ii) That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land and shall be used only for that purpose, since the estimated receivable of the project is less than the estimate d cost of completion of the project.

(Signature)



- 5) That the amount 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 Project, 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 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 has /has furnished such other documents as have been prescribed by the ruled 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 31st October 2022


Mr. NAZIR KHAN

Deponent

Verification

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

Verified by me at 17th May 2022.


MR. NAZIR KHAN

Deponent