



गोवा GOA

Sr No. 8883 Place of Vendor Margao, Goa Dt: 15/03/2022

730141

Value of Stamp Paper: 500/-

Name of Purchaser: .....

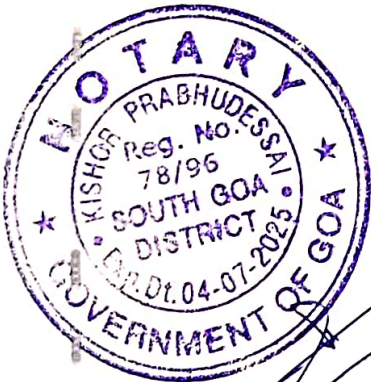
Residing at: ..... Father's Name: .....

As there is no one single stamp paper for the value of Rs. ...., additional stamp papers for the completion of the value are attached alongwith

Sign of Stamp Vendor

Lic. No. UDAVEN-LIC/2/2005/AC-1  
Arwin S. Goes, Margao-Goa

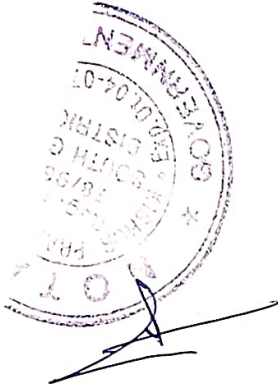
Sign of Purchaser



**AFFIDAVIT CUM DECLARATION**

*Mary*

I, **Mr. HANIF UMAR MOHAMMED**, son of Mr. Umar Abdul Mohammed, aged 41 years, married, business, Indian National, having PAN Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mobile no. [REDACTED], resident of Pedda, Benaulim, Salcete, Goa, the promoter of the proposed project named as "IRMAO" do hereby solemnly declare, undertake and state as under:



1. That I/promoter has a legal title Report to the land on which the development of the 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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **31 /03/2025**.
4. 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.

A handwritten signature in blue ink, appearing to be "Hanif", written at the bottom right of the page.

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 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 15<sup>th</sup> March , 2022.

Handwritten signature of Mr. Hanif Umar Mohammed in blue ink.

**Mr. HANIF UMAR MOHAMMED**

Deponent

**VERIFICATION**

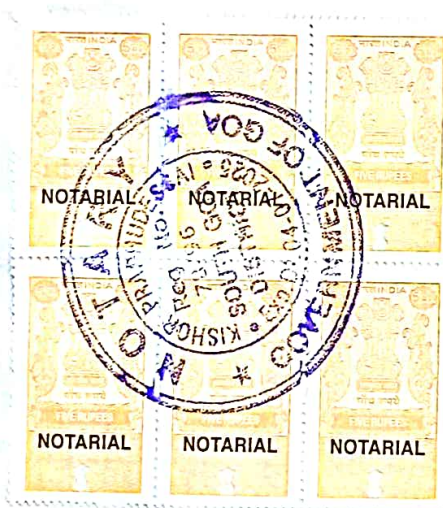
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 15<sup>TH</sup> March , 2022



**Mr. HANIF UMAR MOHAMMED**

Deponent



**EXECUTED BEFORE ME  
WHICH I ATTEST**

**KISHOR P. PRABHUDESSAI**  
NOTARY  
SOUTH GOA

Reg. No: 9021 M/22

Date: 16/03/22

**KISHOR P. PRABHUDESSAI**  
Advocate & Notary (S. G.)  
B-201, 2nd Floor,  
Pereira Plaza Bldg.,  
Opp. Hospicio Hospital,  
MARGAO-GOA 403 601