



गोवा GOA

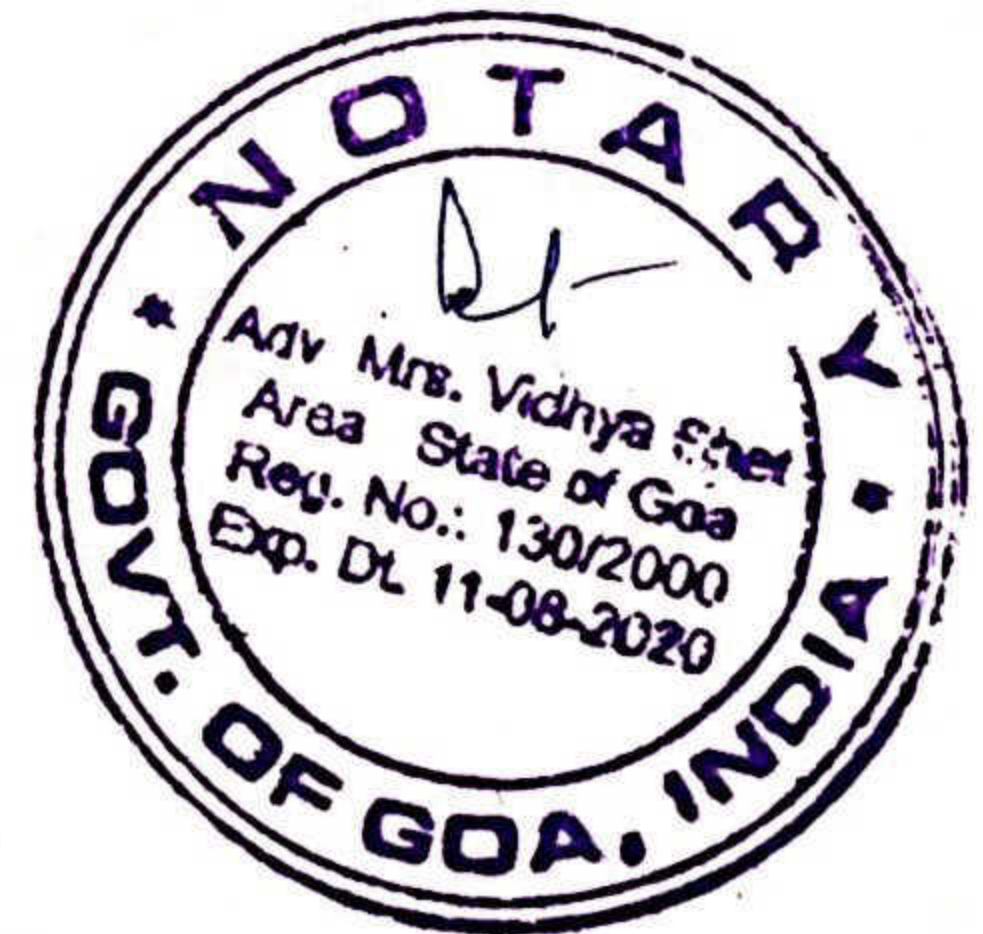
20 JUN 2019

538685

Serial No. 09228 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUDIVEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/- Rupees Five Hundred only
Name of Purchaser: Sancoale Developers
R/O: Vasco Name of Father
Purpose: Transacting Parties:
As there is no more Paper for the value of Rs.
Address: Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser



FORM 'II' [See Rule 3(6)]

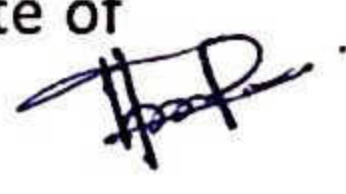
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri. PHIROZE LORAN, Partner, M/s SANCOALE DEVELOPERS, S-23, First Floor, Karma Point, Vasco da Gama, Goa, promoter of the project 'SD ZANITA HEIGHTS' for construction of 01 (One) building

Signature of Shri. PHIROZE LORAN

single phase situated at Arecal Condoi, Sasmollem Baina, Vasco da Gama, Mormugao, South Goa, Goa.

I, Shri. PHIROZE LORAN, s/o Shri. T. T. Shreedharan, 33 years of age, Indian national, partner, M/s Sancoale Developers, S-23, First Floor, Karma Point, Vasco da Gama, promoters of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which development of ongoing project is underway.
2. The said land is free from all encumbrances.
3. That time period within which project shall be completed by us from date of registration of project is ~~31/12/2023~~. 30/06/2023 
4. That seventy percent of the 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 cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Competent Authorities.
- 8. That I/the promoter, shall inform the Authority regarding all the changes, if any, 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 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 this 20th day of June, 2019 at Vasco da Gama, Goa.

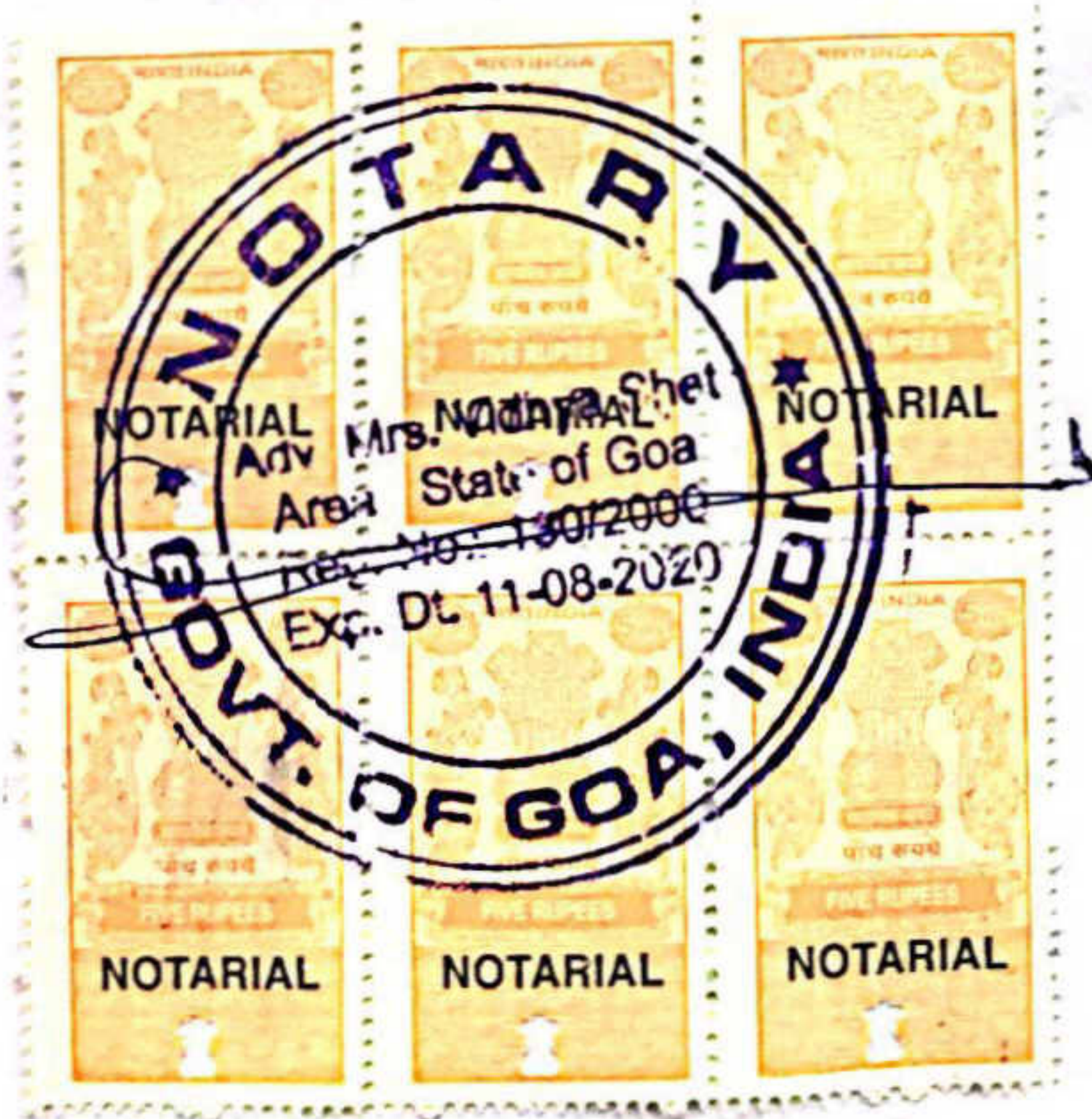
[Signature]
DEPONENT

VERIFICATION

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

Verified by me on this 20th day of June, 2019 at Vasco da Gama, Goa.

[Signature]
DEPONENT



EXECUTED BEFORE ME
BY *[Signature]*

WHICH I ATTEST
Aadhaar Card No. 5322 3638 1532

Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 20/06/2019
Reg. No.: 14034/2019