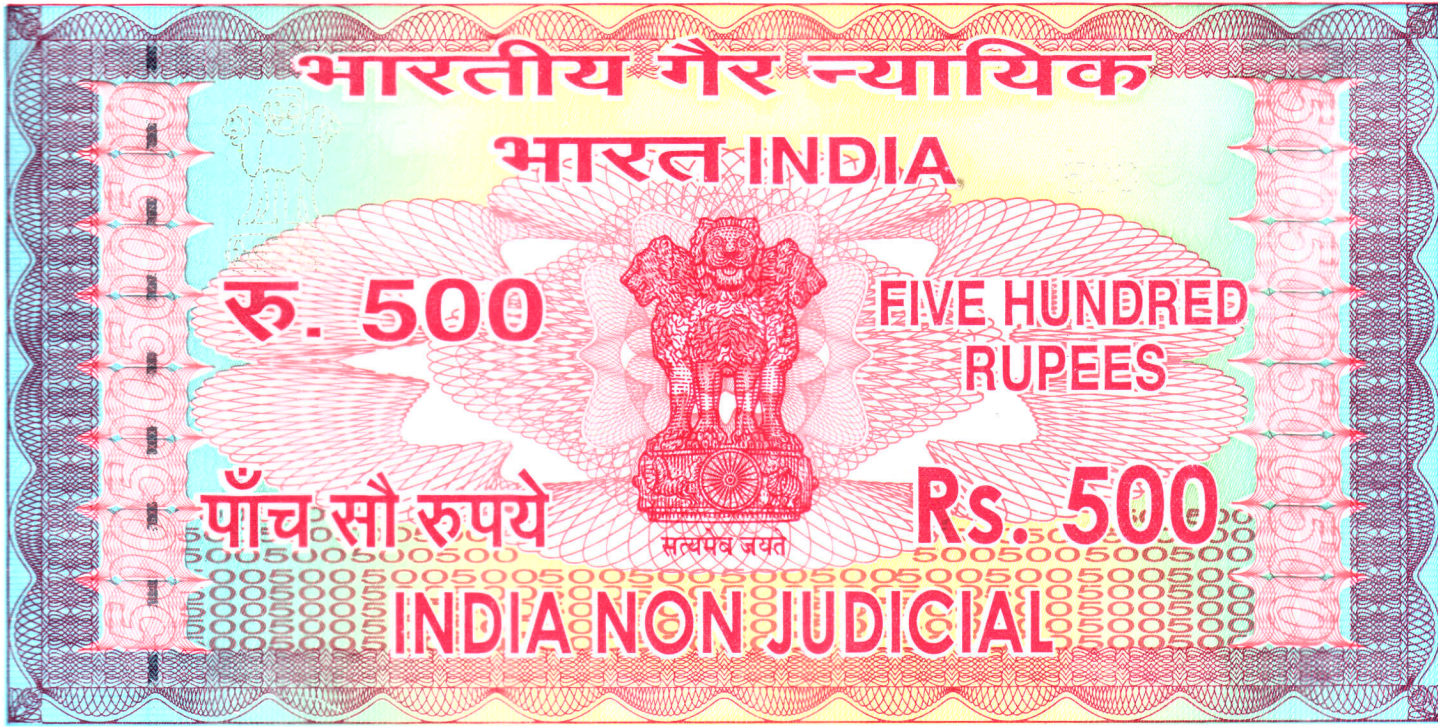




गोवा GOA

Serial No. 3962 Place of VEND MARGAO Date: 18/11/2023 A 087027

Value of Stamp Paper Rs. 500/-

Name of Purchaser: Faizan Shaikh

Residence: Raia

Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with.

Govt. Authorized Stamp Vendor's Sign.
SANMA VIPAL NAGWEKAR
Shop No. G-6, Damarita Residency,
Near WVD Office, Fatorea, Margao-Goa
Lic. No. JUD/VEN-LIC/7/2021/AC-11/13601

Signature of Purchaser



Form II
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Faizan Shaikh** Authorized person in **EDIFICE DEVELOPERS**
Promoter of the proposed project named "**FERRUM HEIGHTS**"

I, **Mr. Faizan Shaikh** son of **Mr. Mohamed Hussain Shaikh**, major of age, and Indian national
Authorized person in **EDIFICE DEVELOPERS**, the Promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

- (1) That I/promoter have/has a legal title Report to the land on which the development of the
Project is proposed

OR

Signature of Purchaser

008



Promoter have a legal title Report to the land on which the development of the proposed 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.

(1) 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.

(2) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **30/12/2030**.

(3) (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 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 cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(4) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)

(l) (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.

(5) 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.

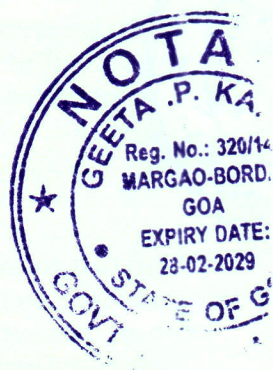
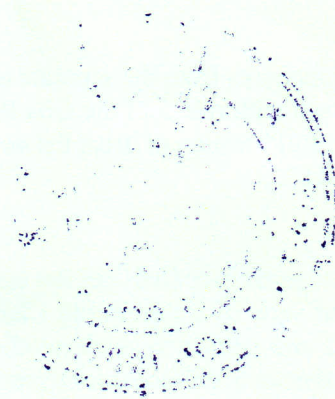
(6) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(7) 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.

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

(9) 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.

Signature



Solemnly affirmed on 26 November 2025

Mr. Faizan Shaikh

Mr. Faizan Shaikh
Deponent

Verification

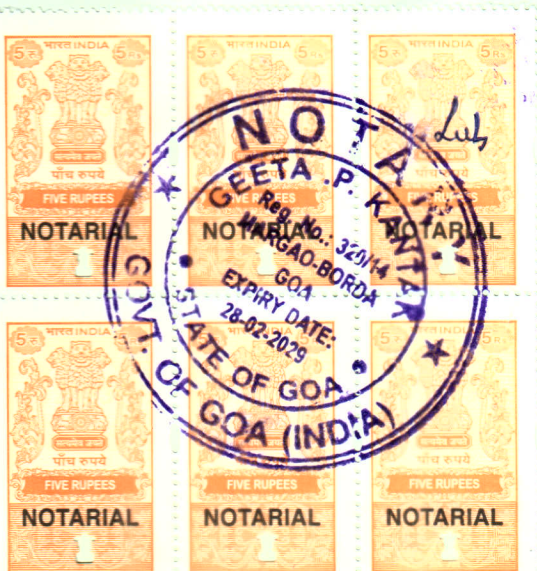
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 26 November 2025

Mr. Faizan Shaikh

Mr. Faizan Shaikh
Deponent

Aradhana



Solemnly affirmed before me by
Shri/Smt. Mr. Faizan Shaikh
Who is identified before me by
Shri/Smt.
Who is personally known to me
on this 26 day of 11 2025

Geeta P. Kantak
GEETA P. KANTAK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No. 16073-2025
DATE: 26-11-2025