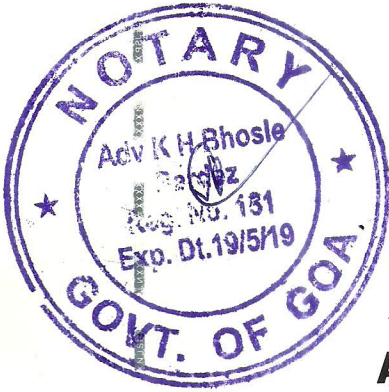


गोवा GOA

Serial No. 2133 Place of Vendor, Panaji, Goa 13/4/18
Value of Stamp Paper 500
Name of Purchaser S. Tengshe
Residence Porvorim Name of Father
Purpose Transacting Parties:

487647



Sign of Stamp Vendor
Gangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of "BIG VISHWA VENTURA GROUP" through its Partner Shri. Sudhir Tengshe, Age 52 years adult, occupation Business, residing at H.No. 910/1 "Brahmista" Gopal Nagar, Porvorim, Bardez Goa, partner of the proposed project, vide its/his/their authorization

Dated: 16/04/2018

I, MR. SUDHIR TENGSHI, Partner of the proposed project 'LA PARLA' duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I, Shri. Sudhir Tengshe partner and promoter has a legal title report to the land on which the development of the project is proposed OR has a legal title report to the land on which the development of the proposed project is to be carried out

And

...2

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 31.12.2019;

(4) (a) For new projects:

That seventy per cent of the amounts realised 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 realised 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 realised 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.

(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 utilised 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.

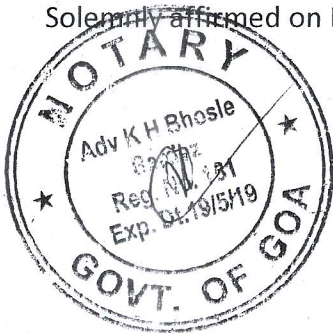
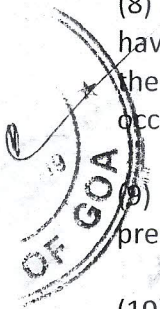


(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 Dated: 16/04/2018



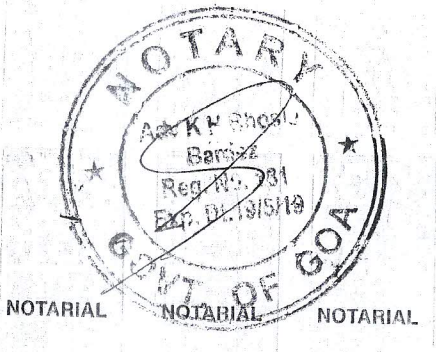
[Signature]
Deponent

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 at on this day of 16/04/2018

[Signature]
Deponent



I hereby attest the signature / LHT / of
Shri/Smt/Ms. Sudhir Tengsha Patil
who has been identified by Personally
Who is personally known to me registered under
No. 457/18 before me.

[Signature]
Adv. K. H. Bhosle 16/4/18
Notary Reg. No. 181
234/1, Haliwada Penha de France,
Bardez, Goa - 403 101