

Affidavit cum declaration of Mr./Ms. promoter of the project named **Anwar Residency** Duly authorized by the promoter of the proposed project, vide its/her/their authorization No. N.A. dated 6/7/2015, I **Shri. Khaja Shaikh**, son of Khajawali Shaikh aged 37 years, Indian National, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. 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.

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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project, is 31st December, 2024.

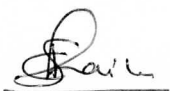
4.a) For ongoing project on the sate of commencement of the Rules-


(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

...3/-





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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I)(D) read with rule 5 of the Goa Real estate (Regulation and Development) (Registration of Real Estate Projects, registration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) Rule, 2017.

6. That I/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 amount collected for a particular project have been utilized percentage of completion of the project.

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

...4/-



10. That I/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 23rd day of February, 2018.

At Panaji-Goa.



DEPONENT

Verification

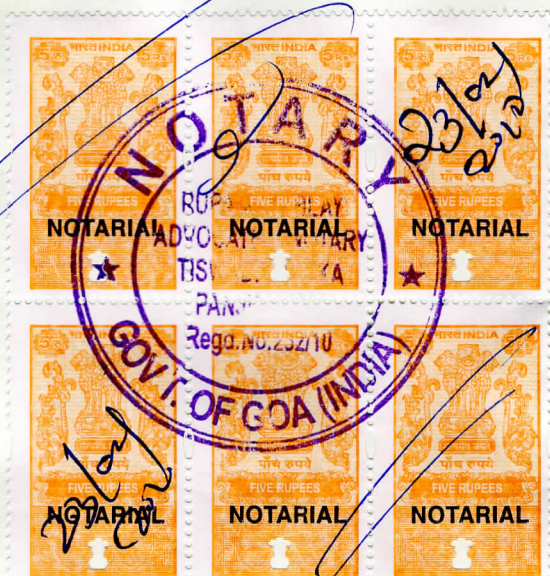
The Contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 23rd day of February, 2018.



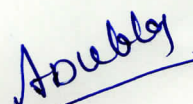
DEPONENT

Checked and verified:
Aadhar Card No. 3498 0143 0923



Solemnly affirmed before me by
Shri/Smt. ~~Khaja~~ Sheikh
Who has been identified by
Aadhar Card.

whom I personally know
Reg. No. 135/18 Dated 23/02/2018



RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg. No. 232/18