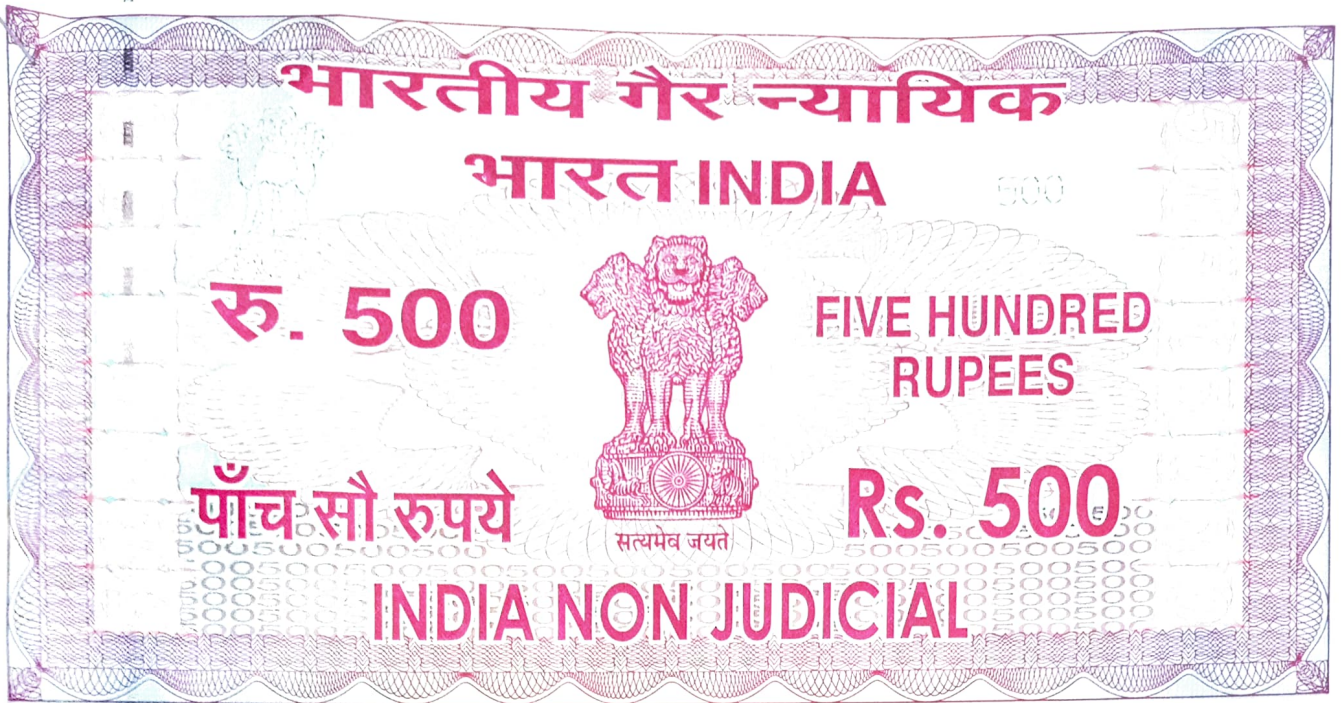




गोवा GOA

Date 2/4/26 Serial No. 7597

A 104124

Disc. & Stamp Duty Value 500/-

Name of Purchaser JASSIM MOHAMMED SHAIKH

Residence SANCOLE



Vendor: Prasad G. Gad, Panaji Goa.

LIC. No. 105 dtd: 18/2/2010 SPROD

FORM 'II'

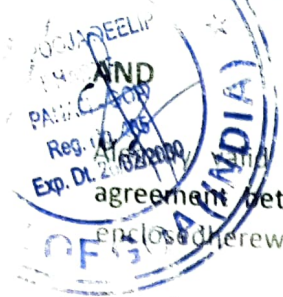
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. AZIM SHAIK, Mr. NITIN BHASKAR SHETTY AND Mr. MOHAMMED JASSIM**, promoter of the project named "SAPPHIRE 6"

I, **Mr. AZIM SHAIK** son of **Mr. Chandsab Shaik**, **Mr. NITIN BHASKAR SHETTY** son of **Mr. Bhaskar Athaya Shetty** AND **Mr. MOHAMMED JASSIM** son of **Mr. Daud Farook Shaikh**, major of age, Indian National being promoter of the proposed project do here by solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the project is proposed



and 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 detailsof encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along withdetails.

(3) That the time period within which the project shall be completed by me/promoterfrom the date of registration of project is **31/12/2029**.

(4) (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 thatpurpose.

(b) For ongoing project on the date of commencement ofthe Rules—

(i)That seventy per cent of the amounts to berealized hereinafter by me/promoter forthe real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintainedin a scheduled bank to cover the cost of construction and the land cost and shall be used only for thatpurpose.

OR

(ii)That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shallbe depositedin 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 theproject.

(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 ensured 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 15th April, 2026

Mr. AZIM SHAIK
Deponent

SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY Azim Shaik
Nitin Bhaskar Shetty, Mohamed

WHO IS IDENTIFIED BEFORE ME
BY [Redacted]

WHOM I KNOW
SERIAL NO. 631/2026 DATE 15/04/2026

Mr. NITIN BHASKAR SHETTY
Deponent

POOJA DEELIP PHADTE

NOTARY AT PANAJI

STATE OF GOA

Sr. No. 631/2026

Dt. 15/04/2026

Mr. MOHAMMED JASSIM Deponent
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 Goa on this 15th April, 2026

Mr. AZIM SHAIK
Deponent

Mr. NITIN BHASKAR SHETTY
Deponent

Mr. MOHAMMED JASSIM Deponent
Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Azim Shaik, Nitin Shetty
Mohammed Jassim
WHO IS IDENTIFIED BEFORE ME BY [REDACTED]
BY [REDACTED]
WHOM I KNOW
SERIAL NO. 631/2026 DATE 15/04/2026

POOJA DEELIP PHADTE
NOTARY AT PANAJI
STATE OF GOA
Sr. No. 631/2026
Dt. 15/04/2026

