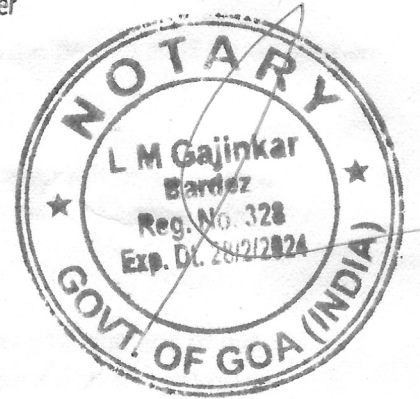




गोवा GOA

Serial No. 4595 place of St. Vennd Mapusa Date 30/12/2020 626247
Value of stamp Paper 500/-
Name of Purchaser Kasu Zira Estates LLP
Resident at Porvour Son of _____
Signature of Vendor [Signature] Signature of Purchaser _____
C.J. FARDIT-LICNO.AC/ST/VEN/84/2003



FORM – 'II'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abraham J. Abraham duly authorized by the promoter of the project named Kasu Zira Estates LLP, vide its authorization dated 13th July 2020;

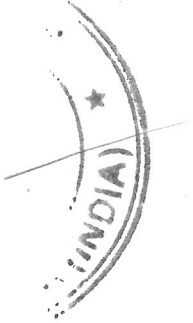
[Signature]

I, Abraham J. Abraham, aged about 35 years, son of Mr. Abraham Thomas, married, businessman, Indian National, resident of H. No 23, Hutchins Road, Next to Wind Chimes Gift Shop, Cooke Town, Fraser Town, Bangalore, Karnataka, Pin Code 560005, duly authorized by the promoter of the proposed project, do hereby solemnly declare, declare, undertake and state under:

- 
1. That, the promoter has a legal title to the land on which the development of the project Kasu Zira is proposed to be carried out AND a legally valid authentication of title such land along with the authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
 2. That, the said land is free from all encumbrances
 3. That the time period within which the project shall be completed by the Promoter is 31st October 2023
 4. That, seventy per cent of the amounts realised by the 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project
 6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
 7. That, the promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
 8. That, the promoter shall take all the pending approvals on time from the competent authorities.
 9. That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deban

Deponent

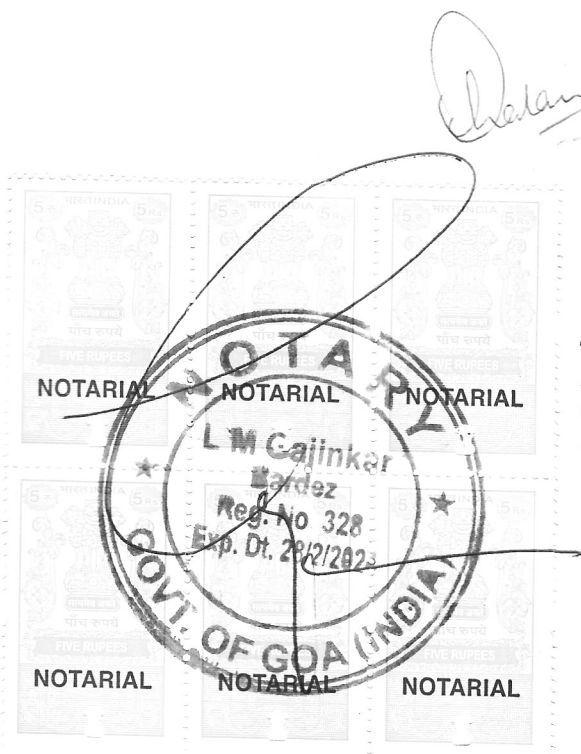
Verification

I, the deponent abovenamed, do hereby verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts

Verified on the 6th day of January 2021

Deban

Deponent



BEFORE ME

hereby attest the signature (s) of Executing Parties: Abraham J. Beelhaar No. 6429 8534 136
who is /are identified by: 07/01/2024
When I Know Personally. Serial No. 223/204 Date 07/01/2024

L.M. Gajinkar
L. M. GAJINKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA