



गोवा GOA

DATE 18/6/22 SER. NO. 1545 VALUE 500
NAME OF PURCHASER Anjan Aeropolis LLP
RESIDENT OF Panaji PURPOSE
PLACE OF PURCHASE PANAJI

733843



ENDORSE SIGN.
CHITRAKANT PATHI
LIC/1545/P/VEN/LIC/23/2004

PURCHASER SIGN

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shravan Jagadish Jog duly authorized by the promoter of the proposed project Solitaire Homes on Plot No. 05, property bearing survey no. 3/7 of Village Borim, Ponda-Goa, vide its authorization dated 23/05/2022; I, Sh. Shravan Jagadish Jog son of Jagadish Jog aged 29 Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title Report to the land on which the development of the project is proposed OR have/has 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.

(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 promoter from the date of registration of project; is 01/12/2024.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 24th day of June 20 22 at 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 Goa on this 24th day of June 20 22

For Arjun Acropolis LLP

Indy by Prospect
No [REDACTED]

[Signature]
Deponent

Solemnly affirmed by... HR.....

..... Shroven J.

..... Jeg

Who Admit Contents of This Affidavit
On Oath MADE BEFORE ME AND
SIGNED BY ME
NOTARY OFFICE AT PONDA - GOA

THIS 24 DAY OF 06 20 22

SR. NO. 2943 THE NOTARY

A
NELSON SOARES

