



गोवा GOA

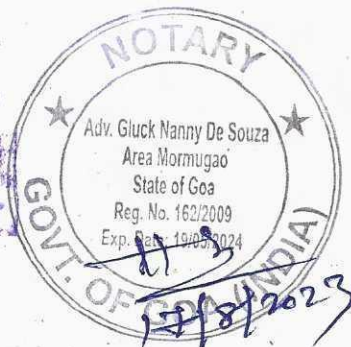
17 AUG 2023

796536

Serial No. 15829124 Place of Vending Vasco Date of Sale:.....
Vendor's Name Apurva A Shet Address. Chicalim
Licence No.: JUDIVEN-LIC/12015/AG-1
Value of Stamp Paper: Rs. 500/- (Rupees five Hundred only)
Name of Purchaser: AVEZ Azim Shaikh
R/O: Dabalam Name of Father: A. A. Shaikh
Purpose: Aff. cum Declaration Transacting Parties:.....
As there is no one single Paper for the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

(Handwritten signature)

Affidavit cum Declaration of Mr. Avez Azim Shaikh promoter of the project named "MOHIDIN'S HAMLET BY THE BAY" for phase-I.

I, Shri. Avez Azim Shaikh son of Shri. Abdul Azim Shaikh Mohidin, aged 44 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter hereby state that I am the owner of the land on which the development of the project is proposed vide Deed of Sale dated 27/09/2022 registered in the Office of the Sub Registrar of Mormugao under Registration No. MOR-1-1615-2022, Book 1 Document, Document Serial No.2022-MOR-1673, dated 28/09/2022 and a legally valid authentication of title of such land along with an authenticated copy of the Deed of Sale is enclosed herewith.

(2) That the aforesaid project named MOHIDIN'S HAMLET BY THE BAY is a plotted development project and is completed by me/promoter on 09/11/2022 vide Final NOC/Completion Certificate bearing Ref. No. VP/S/21/2022-23/2387 dated 09/11/2022 which upon acquiring the said project land vide the said Deed of Sale dated 27/09/2022, the said Final NOC dated 09/11/2022 has been transferred from the previous owner to my name vide Transfer of Final NOC bearing Ref. No. VP/S/21/2022-23/4007 dated 08/03/2023 issued by Village Panchayat of Sancoale, Mormugao, Goa.

(3) 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.

(4) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(5) That I/the promoter have obtained all audited reports for the financial year by a practicing Chartered Accountant and a statement of accounts duly certified and signed by the Chartered Accountant has been duly obtained and complied upto the completion of the project.

(6) That I/the promoter have obtained all the approvals from the competent authorities as applicable.

(7) That I/the promoter shall inform the Authority regarding all the changes, if any, that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under



[Handwritten signature]

rule 3 of the said Rules, within seven days of the said changes occurring.

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

(9) 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 this 17th day of August 2023 at Vasco-Da-Gama 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 Vasco-da-Gama, Goa, 17th day of August 2023.

Deponent



17/08/2023
Adv. Gluck Nanny D'Souza
NOTARY

Room No. 105, Hotel Ricone
Vasco-da-Gama, Goa-403 802

Date: 17/08/2023

Reg. Ref. No. 1380/2023

