

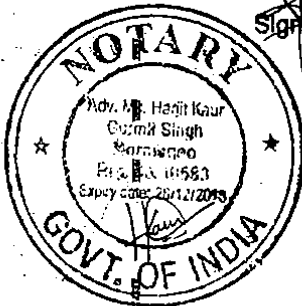


गोवा GOA

Serial No.: 70402 Place of Vending Vasco Date of Sale: 452697  
Vendor's Name : Apurva A. Shet Address: Unitaim  
Licence No.: JUD/VEN-LIC/1/2015/AC-1  
Value of Stamp Paper: Rs. 500 (Rupees five hundred only)  
Name of Purchaser: Umiya Builders & Developers  
R/O: Belalim Name of Father :  
Purpose: Residential Transacting Parties:  
As there is no Stamp Paper for the value of Rs. ....  
Additional Stamp Paper for the completion of the value is attached  
Along with.

Signature of Stamp Vendor

Signature of Purchaser

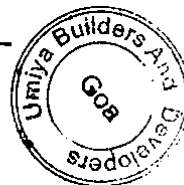


FORM 'II'  
[See rule 3(6)]

#### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. **SURENDRA M NAIK** duly authorized by the promoter (Mr. **ANIRUDDHA MEHTA**- Proprietor of M/s. **UMIYA BUILDERS AND DEVELOPERS**) of the project named "**UMIYA SERENE**", survey no. 25/11, Nerul -Goa, vide his authorization (Power of Attorney) No.1040/2017 dated 31.03.2017.

Signature of Mr. Surendra M Naik



I, shri. **SURENDRA NAIK** son of late. Murari Nai, aged 45 yrs, Indian national, duly authorized by the promoter of the proposed project name "**UMIYA SERENE**" 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 proposed project is being 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.

(3) That the time period within which the project shall be completed by promoter from the date of registration of project is **28/02/2019**.

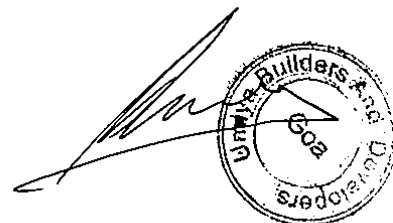
(4) (a) For new projects: That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

(i) That seventy per cent of the amounts to be realized hereinafter by 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That 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 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.

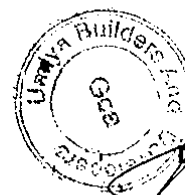
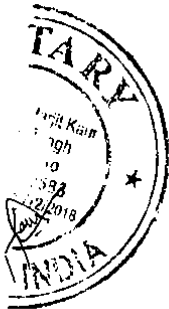
Solemnly affirmed on 20<sup>th</sup> day of February 2018 at Vasco Da Gama-Goa



Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Vasco Da Gama on this 20<sup>th</sup> day of February 2018.



Deponent

Solemnly affirmed before me by

Surendra Naik

Who is identified to me by.....

Who is personally know to me

this 20<sup>th</sup> day of February 2018

Reg. No. 955 /2018

Haur

Adv. Ms. HARJIT KAUR GURMIT SINGH

NOTARY

(Govt. Of India)

Shop No. 26, Ground Floor  
Karma Paes Avenue,  
Vasco-da-Gama, Goa.

