



गोवा GOA

Serial No 473 place of St. Vennd Mapusa Date 08/24
Value of Stamp paper 500/-
Name of Purchaser Sanjay Dhruv
Residence at Daneshwar
Signature of Vendor [Signature] Signature of Purchaser [Signature]
C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

947443



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

Affidavit cum Declaration

[Signature]

[Signature]

We, **Mr. EKNATH SHANKAR DHURI**, son of **Mr. Shankar P. Dhuri**, aged 52 years, Indian national, Authorized Signatory of **ESTILO MODERNO REALTY PVT. LTD.**, duly authorized by the promoter of the proposed project named "**ESTILO PATIO-CHRYSANTHE SUITS II**" and the Landowners, **Mr. Dilip R. Salgaocar**, aged 77 years and **Dr. Pramod D. Salgaocar**, aged 74 years represented by their duly appointed attorney **Dr. Sagar D. Salgaocar**, aged 49 years, vide Power of Attorney dated 04.04.2022 do hereby solemnly declare, undertake and state as under: -

1. That promoter have/has a legal title Report to the land on which the development of the project is proposed have a legal and valid title to the land upon which the project is being developed. The promoter and the landowners are in agreement regarding the development of the said project

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 encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31/12/2027**.
4. (a) For new projects: That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Rules—
(i) 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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, on any grounds.

Solemnly affirmed on 14th day of September 2024.

For Promoter:

Mr. EKNATH SHANKAR DHURI

Authorized Signatory of ESTILO MODERNO REALTY PVT. LTD.

"ESTILO PATIO-CHRYSANTHE SUITS II"

Signature: _____

Landowners:

Mr. DILIP R. SALGAOCAR & DR. PRAMOD D. SALGAOCAR

(Through their duly appointed attorney, Dr. Sagar D. Salgaocar,
Vide Power of Attorney dated 04.04.2022)

Signature: _____

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 Goa on this 14th day of September 2024.

For Promoter:

Mr. EKNATH SHANKAR DHURI

Authorized Signatory of ESTILO MODERNO REALTY PVT. LTD.

"ESTILO PATIO-CHRYSANTHE SUITS II"

Signature: _____

(Signature of Mr. Eknath Shankar Dhuri)
GA0819940043835
(identified in Driving License)

Landowners:

MR. DILIP R. SALGAOCAR & DR. PRAMOD D. SALGAOCAR

(Through their duly appointed attorney, Dr. Sagar D. Salgaocar,
Vide Power of Attorney dated 04.04.2022)

Signature: _____

(Signature of Dr. Sagar D. Salgaocar)
(Dr Sagar D Salgaocar is known to me personally)
hence no stamp is required

BEFORE ME 14/09/2024
MAPUSA - GOA ON

S. J. Sardesai
S. J. SARDesai
ADVOCATE - NOTARY
MAPUSA - GOA



Reg. No. 19773/2024