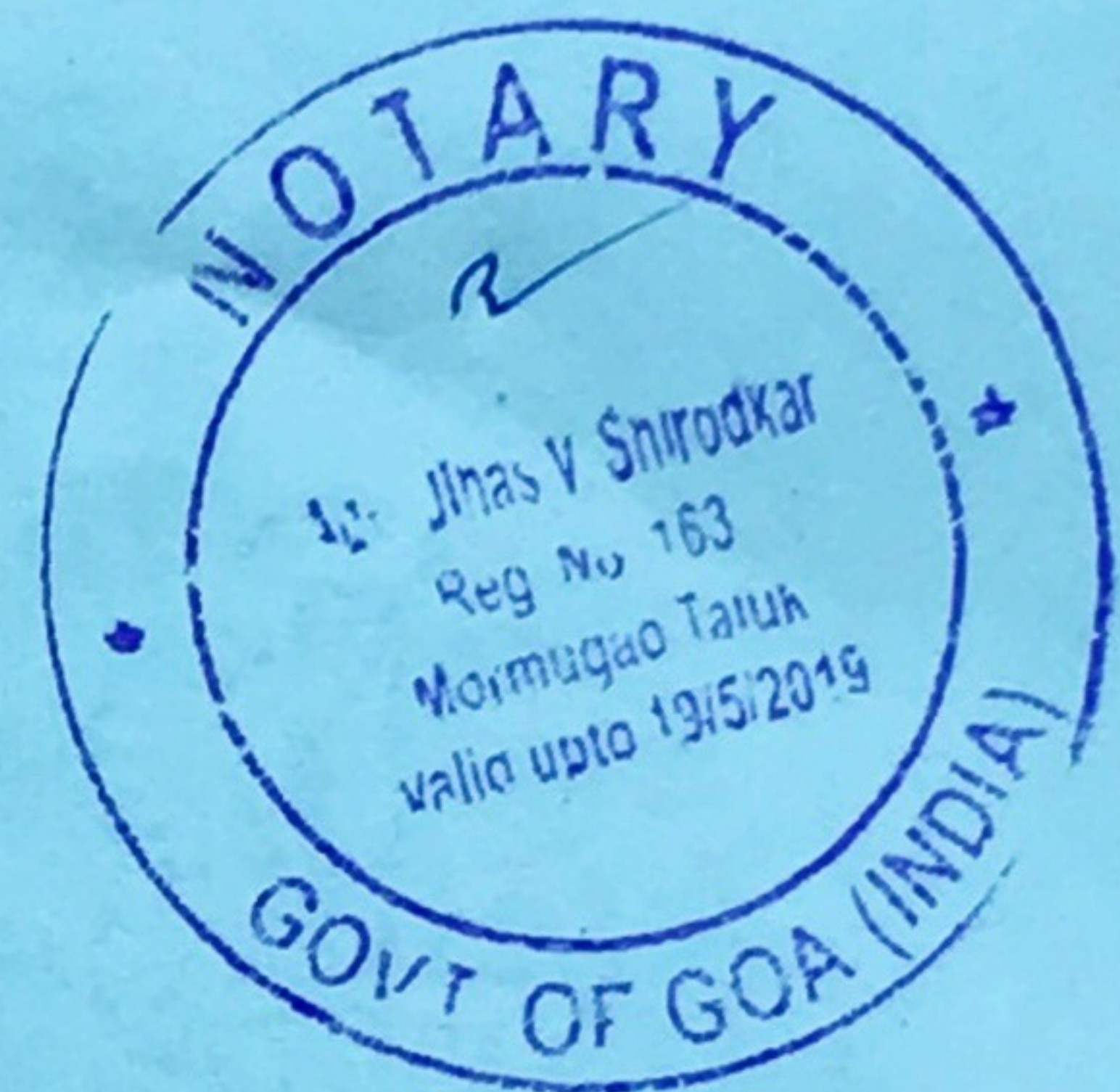




गोवा GOA

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770 21/3/18
Sr..... Place of Vendor :Vasco. Date of sale.....
Name of the Vendor: Dileep S. Lotlikar (Vishwasurya)
Licence No:JUD/STP/14/1974.Value of Stamp.....
Name of Purchaser..... *Shantlal Real Estate*
Father's Name:..... R/o.....
Purpose..... Trans. Party.....
There is no single Stamp Paper for the value of.....
Additional Stamp Papers for the completion of the value attach
[Signature] *A.S. Chok*
Signature of Vendor Signature of P



Affidavit cum Declaration

[Signature]

Affidavit cum Declaration of Mr Ashwin S Cholera Partner cum promoter of the project named Elements by Shantilal do hereby solemnly declare, undertake and state as under;

(1) That I Partner cum promoter have a legal title Report to the land on which the development of the project is 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 us from the date of registration of project; is 12 months;

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

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

Only

(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 22nd day of March 2018 at Vasco-Da-Gama, Goa.

Verification

A. S. Chole

Deponent

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 on this 22nd day of March 2018.

A. S. Chole



Sworn/Solemnly affirmed before me
by M. Ashwin S. Chole
who is known to me / identified by

[Signature]
22/03/2018
Adv. Ulhas V. Shiradkar
NOTARY

MORMUGAO TALUK
Adna Bazar 2nd Floor
Vasco-da-Gama. Pin-401302

Date

22/03/2018
Ret No. 1927/18