



गोवा GOA

624679

Sr. No. 18148 Place of vend MAPUSA Date 09/11/2020  
Value of stamp paper 500/-  
Name of purchaser B. Patti  
Residing at Marre Son / wife of N. Patti  
As there is no one single stamp paper for the  
value of Rs. .... Additional stamp papers for the  
completion of the vend are attached alongwith.

Purpose .....

Transacting Parties

Signature of Vendor  
No 22 (R.R.P. Dessai)

Signature of Purchaser



FORM 'II'

Affidavit cum Declaration

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Affidavit cum Declaration of M/s. AAI Infrastructures through it's authorised signatory **Mr Brahmanand Narasu Patil** promoters of the project named "**Sai Samruddhi Galaxy**" duly authorised by the promoters of the project vide it's board resolution dated 6/11/ 2020

I, **Mr. Brahmanand Narasu Patil**, Age 25 years, Adult, Occupation Business, residing at B-5, Room No 7, Vasundhara CHS, JNPT, Uran, Raigad, Maharashtra-400707 and promoters of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That firm 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

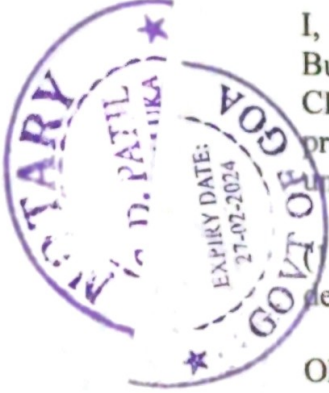
That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by promoters from the date of registration of project; is 30/11/2023.

(4) (a) For new projects: That seventy per cent of the amounts realised by me/promoters 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—

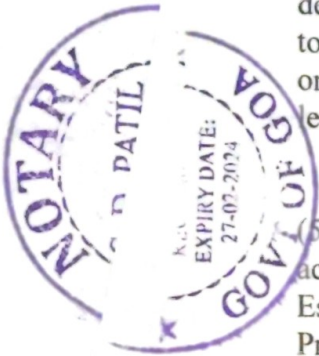




(i) That seventy per cent of the amounts to be realised hereinafter by me/promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(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 the promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

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

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(10) That the promoters 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 Dated 9/11/2020

Batil  
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 Mapusa on 9/11/2020



Deponent



Batil  
Mr. Brahmanand Narasu Patil

Solemnly affirmed before me by  
Mr./Mrs/Miss/Smt Brahmanand Patil  
Who is identified by Id card

S. D. Patil  
Advocate & Notary  
Mapusa Bardez Goa  
Reg. No. 822/20

9/11/2020