

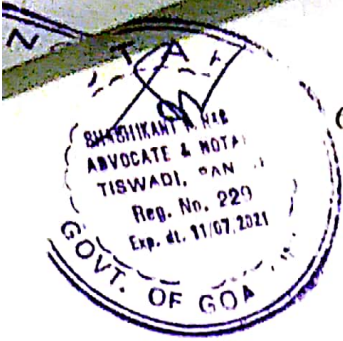


Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Shraju Kader Director of Expanse Estates Pvt. Ltd. promoter of the project named Expanse Asoka Vann/ duly authorized by the promoter of the proposed project, vide their board resolution No dated 10 July 2018.

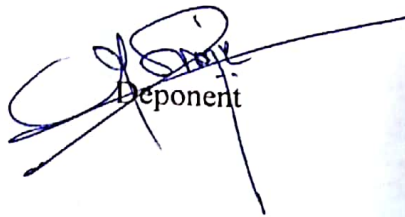
I, Shri Shraju Kader, son of C.M.A. Kader, aged 40, Indian national, promoter of the proposed project, /duly authorized by the landowner of the proposed project do hereby solemnly declare, undertake and state as under:

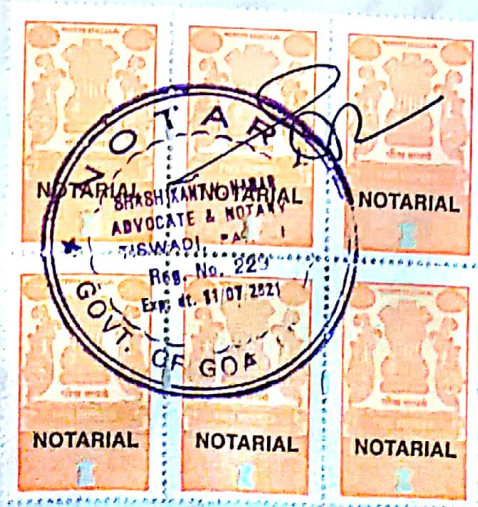
1. I/ promoter have entered into an agreement with the land owner who has a legal title Report to the land on which the development of the proposed project is to be carried out And a legally valid authentication of title of such land along with an authenticated copy of the agreement between the landowner 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 me/promoter from the date of registration of project is 31st December 2019.
4. 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. For ongoing project on the date of commencement of the Rules – (1) 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I/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 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
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 the 25th day of July 2018 at Panaji.


Deponent



Solemnly affirmed before me by
Shri/Smt. Shriya Kadw

who has been identified by
PATN

Whom I personally know

Reg. No. 2426 Dated 22/07/2018



SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229