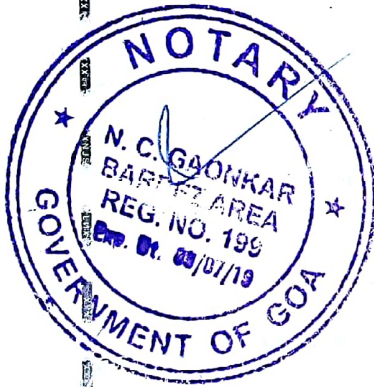




गोवा GOA



Serial No. 18229 place of St. Vennd Mapusa Date 6/6/18

Value of stamp paper 500

384926

Name of Purchaser Surya Dwellings Pvt Ltd

Residence at Canca Son of

Signature of Vendor [Signature] Signature of Purchaser [Signature]

J. PANDIT - LIC NO. AC/STP/VEN/34/2003

#### Affidavit cum Declaration

Affidavit cum Declaration of SURYA DWELLINGS PVT LTD CANCA promoter of the project named NEHA YASHAS SADAN duly authorized by the promoter of the proposed project, vide its authorization letter No SDPL/ CANCA/PROJ1/2018 dated 06/06/2018; I, MAHANTESH CHOUGULE son of SURESH CHOUGULE aged 24 years Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1) 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.

3) That the time period within which the project shall be completed by promoter from the date of registration of project; is 36 months; 6<sup>th</sup> June 2021

[Signature]





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 36 months; 6<sup>th</sup> June 2021
- (4) (a) For new projects: That seventy per cent of the amounts realised 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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 6th day of June 2018, at Mapusa goa

Verification

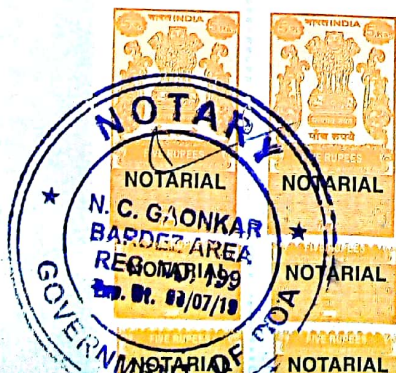
Deponent

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 Mapusa, on this 06 day of June 2018.

Deponent

Id. m. D. C.  
KA 23 20180005575



Solemnly affirmed  
Before me

N. C. Gaonkar  
Advocate & Notary  
Mapusa Bardez - Goa

Reg. No. 5855/2018  
5 JUN 2018