

गोवा GOA

689633

Serial No.. 16810 Place of Vendor: Margao Date: 10/10/2024

Value of Stamp Paper ₹ 500/-

Name of the purchaser: Mohamed Bakkar Ali

Fathers Name: \_\_\_\_\_ Residence: \_\_\_\_\_

Purpose: \_\_\_\_\_ Transacting parties: \_\_\_\_\_

As there is no one single paper for the value of ₹ \_\_\_\_\_

Additional stamp paper for the completion of the value are attached along with

Stamp Vendor's Sign.  
Mrs. Deepa Rajendra Naik  
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314  
Dated 29/05/2018 Margao - Goa

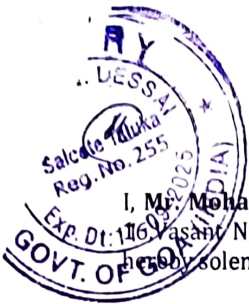
Signature of purchaser



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. ASBT Associates a partnership firm, through its Partner and Authorized signatory Mr. Mohammad Bakkar Ali, promoter of the project named "Sadaf Classic".



I, Mr. **Mohammad Bakkar Ali**, Age 39 years, Adult, Occupation Business, Residing at H-16 Vasant Nagar, Gogol, Margao, Salcete, Goa-403601, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.

(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 31/03/2023

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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(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 Dated 06/10/2021

  
Deponent

Verification

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 Margao on Dated 06/10/2021

  
Deponent



Solemnly affirmed before me by  
Shri / Smt. Mohammad Bakkar Ali  
Who is identified To Me By

Whom I personally know On  
6/10/2021  
Reg. No. 1329/2021

(Signature)  
(AJAY G N DESSAI)  
NOTARY  
SALCETE TALUKA  
STATE OF GOA (INDIA)