

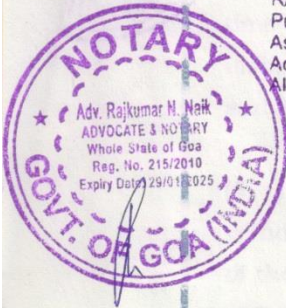


गोवा GOA

18 DEC 2020

616906

Serial No. 23156/21 Place of Vending Vasco Date of Sale:.....  
Vendor's Name : Apurva A Shet Address, Chicallm  
Licence No.: JUD/VEN-LIC/142015/AC-1  
Value of Stamp Paper: 500/- Five Hundred Only  
Name of Purchaser: Umesh Desai  
R/O: Chicallm Name of Father: Vithoba Desai  
Purpose: ..... Transacting Parties.....  
As there is no one single Paper for the value of Rs.....  
Additional Stamp Paper for the completion of the value is attached along with  
Along with.



*[Signature]*  
Notary

Umesh Vitoba Desai  
*[Signature]*

### **AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **Mr. Umesh V. Desai**, son of Late Shri. Vithoba Desai, aged 70 years, married, Businessman, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] residing at Vithoba Rukhmini Niwas, Near Govt. Ground, Head Land Sada, Mormugao, Goa, 403804 and having Office at Hotel Urvashi, Pixi Dongri, F L Gomes Road, Vasco City, Vasco-Da-Gama, Mormugao, Goa, promoter of the project named

Umesh Vitoba Desai



**Blessings Harmony** do hereby solemnly declare, undertake and state as under:

- (1) That the Promoter has a legal title Report to the land on which the development of the project Blessing Harmony is proposed.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project Blessing Harmony shall be completed by the Promoter from the date of registration of project; is 01/02/2022;

(4) **For ongoing project on the date of commencement of the**

**Rules :-**

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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(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 18<sup>th</sup> day of December 2020 at Vasco-Da-Gama, Goa.

Umesh V. Vitoba Desai  
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 Vasco-Da-Gama, Goa on this 18<sup>th</sup> day of December 2020.

Deponent

Umesh Vitoba Desai



Executed before me  
by Mr. Umesh V. Desai  
Desai  
which I attest.

Adv. Rajkumar N. Naik  
NOTARY  
Mormugao, Goa  
54, 2nd Floor, Apna Bazar, Bldg.,  
Vasco-da-Gama, Goa-403802  
9890547717