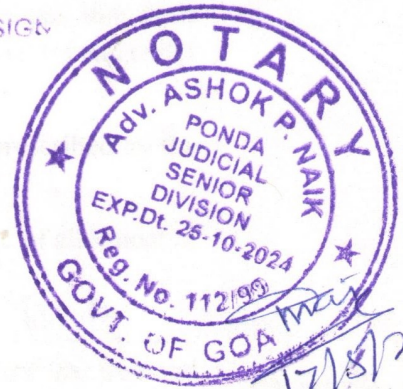


गोवा GOA

DATE 6/5/22 SR. 647 VALUE 500/- 711655
NAME OF PURCHASER Arjun Acropolis LLP
RESIDENT OF Panaji PURPOSE Affidavit
PLACE OF VENDOR, PANAJI

VENDOR SIGN.
CHANDRAKANT PATIL
Lic. No. AC/STP/VEN/LIC/23/2004

PURCHASER SIGN



Affidavit cum Declaration

I Shri. Shravan Jagadish Jog, son of Mr. Jagadish R Jog, aged 29 years, Indian National, designated partner of Arjun Acropolis LLP, promoter of the proposed project 'Solitaire Homes' do hereby solemnly declare, undertake and state as under:

(1) That promoter 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 promoter from the date of registration of project; is 01/06/2024.

(4) (a) For new projects: 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.

(5) That, the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

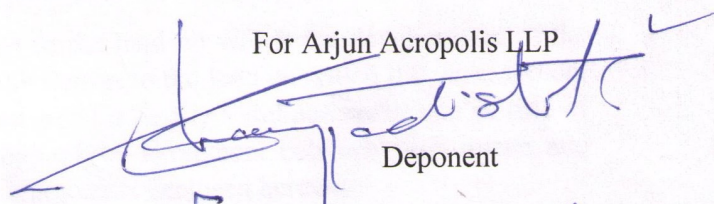
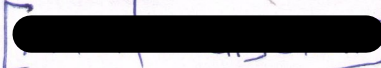
(7) That the promoter shall take all the pending approvals on time, from the competent authorities.

(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 14th day of May 20 22 at Ponda
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 Ponda on this 14th day of May 20 22

For Arjun Acropolis LLP

Deponent


solemnly affirmed before me as
Shri. Smt. Shravani Jagadish Jag
Who is identified before me by
Shri. [REDACTED]
Who is personally known to me
Regn. No. 4977/2020 Date 17/05/2020
Place: PANAJI

Date
17/5/2020

(ASHOK P. NAIK,
ADVOCATE & NOTARY
G-4, Rajdeep Galleria,
PONDA
STATE OF GOA
- INDIA -



[REDACTED]