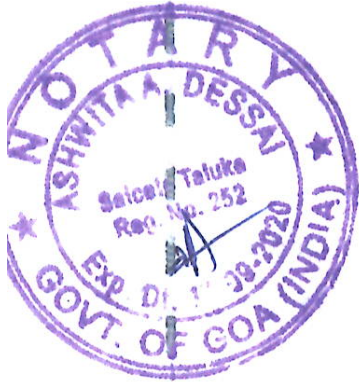




गोवा GOA

Serial No. 3039 Date of Valid MARGAO Date 10/8/2020 601502
Value of Stamp Rs. 500
Name of the Person Rohan S. Dena
Subhash V. Dena
Munira Cuncolim
Signature of the Person Subhash V. Dena
Signature of the Notary
Notary's Name
Notary's Address
Notary's Contact No.
Notary's Stamp



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Subhash V. Dessai promoter of the project named Saiba complex. I Shri Subhash V. Dessai son of Vitoba Dessai aged 68years Indian national , promoter of the proposed project do hereby solemnly declare , undertake and state as under :

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1. That I have legal title report to the land on which the development of the project is to be carried out and a legally valid authentication of the 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 me from the date of registration of the project is 20/03/2023.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation And Development) (Registration of Real Estate Projects ,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 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 he withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I 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 11th day of August 2020 at Cuncolim .



Solemnly affirmed before me
Shri. Subhash Desai
who is identified to me by
Whom I personally know as
11/08/2020

Subhash Desai