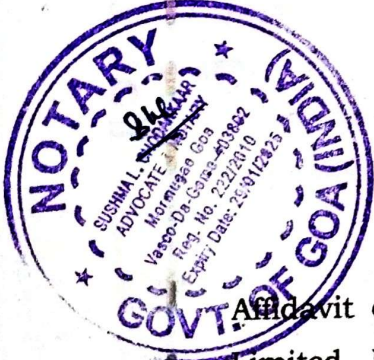


गोवा GOA

Serial No.: ULTRA/2 Place of Vending Vasco Date of Sale: 28 MAR 2024 B 371786  
Vendor's Name : Apurva A. Shet Address: Chicalim  
Licence No.: JUD/VEN-LIC/1/2015/AC-1  
Value of Stamp Paper: Rs. 100/- (Rupees Hundred only)  
Name of Purchaser: ULTRA DWELL REAL ESTATE LLP  
Name of Father/Husband : ..... Purpose: .....

Signature of Stamp Vendor

Signature of Purchaser



**AFFIDAVIT CUM DECLARATION**

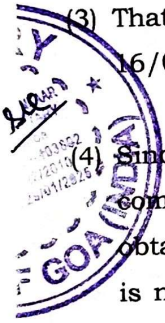
Affidavit cum Declaration of **ULTRA DWELL REAL ESTATE LLP**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having LLPIN AAG-1705, duly constituted under the Limited Liability Partnership Act, 2008, having its office at 7/T-3, 3rd Floor, Building No.7, Models Legacy, Taleigao, Goa - 403 003,

...2/-



promoter of the project named **ANAND UPTOWN** represented herein by its Partner, MR. SACHIN DATTA CHARI, son of late Mr. Datta Chari, Indian National, aged 39 years, married, businessman, residing at H. No.313, Near Vikas Workshop, Mesta Wada, Vasco da Gama, Goa 403 802, I do hereby solemnly declares, undertake and state as under.

- (1) That **ULTRA DWELL REAL ESTATE LLP** has a legal title to the plot bearing survey 188/1-A on the land on which the development of the project namely Anand Uptown is completed.
- (2) That the project land is free from all encumbrances.
- (3) That the project is completed by **ULTRA DWELL REAL ESTATE LLP** on 16/02/2024.
- (4) Since the construction and development of the project has already been completed on self financing basis and the Final NOC has already been obtained on 16/02/2024 vide Ref No. MPDA/7-Z-67/2023-24/1314 there is no requirement to maintain a separate bank account for collection of the seventy per cent amounts.
- (5) Since the construction and development of the project has already been completed there is no requirement of an audit by a practicing Chartered Accountant to see that the amounts collected have been withdrawn in proportion to the percentage of completion of the project.
- (6) That **ULTRA DWELL REAL ESTATE LLP** has completed the project and the Final NOC has already been obtained from the competent Authorities and there are no pending approvals.
- (7) That **ULTRA DWELL REAL ESTATE LLP** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



...3/-

(8) That **ULTRA DWELL REAL ESTATE LLP** promoter shall not discriminate against any allottee at the time of allotment of any Plot.

Solemnly affirmed on 3<sup>rd</sup> day of April 2024 at Vasco da Gama.

  
**DEPONENT**

**VERIFICATION**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

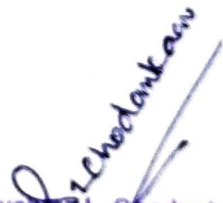
Verified by me at Vasco da Gama on this 3<sup>rd</sup> day of April 2024.

  
**DEPONENT**



Solemnly affirmed before me by  
Mr. Sachin Datta Chari  
Ultra Dwell Real Estate LLP.  
who is identified to me by  
Address No. [REDACTED]  
To whom I personally know.



  
Adv Sushil L. Chodankar  
NOTARY  
Mormugao, Goa  
Off: 4, Our Lady of Guila Bldg.  
Third Floor, Above Tax Office  
F. L. Gomes Road  
Vasco-da-Gama-403802  
Date: 03-04-2024  
Reg. No.: 172/2024