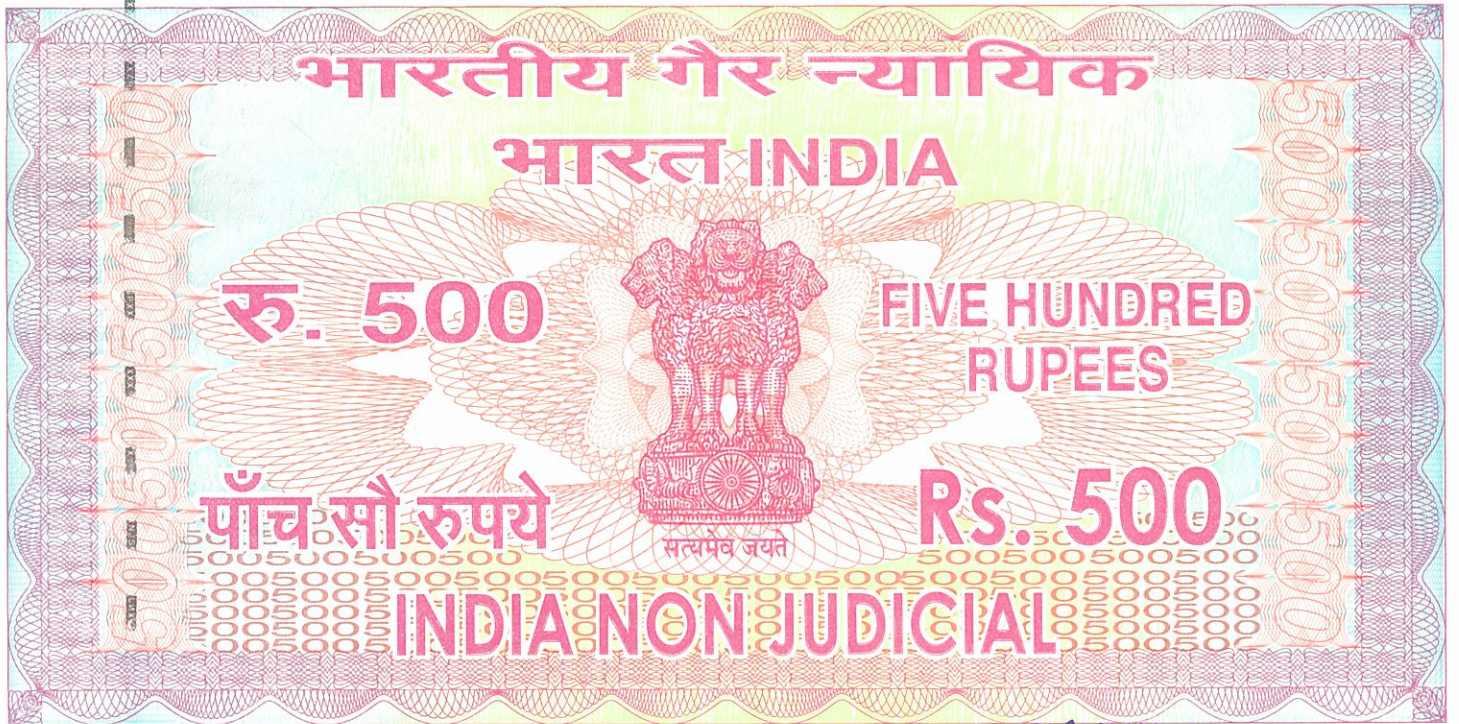




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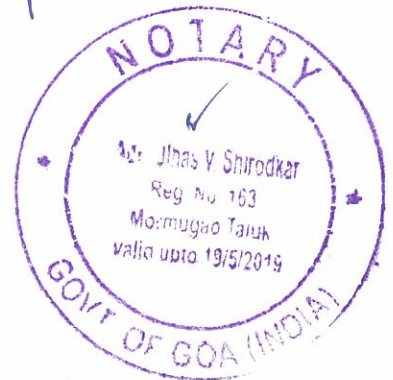
Serial No.: 04524, Place of Vending Vasco Date of Sale:
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Five hundred only)
Name of Purchaser: Rizwan Shaikh
R/O: Vasco Name of Father: Shaikh: Nabi
Purpose: Aff. Transacting Parties:
As there is no one stamp paper for the value of Rs.
Additional Stamp Paper for completion of the value is attached
Along with.

Signature of Stamp Vendor

Signature of Purchaser

FORM 'II' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Mr Shaikh Rizwan, promoter of the project
"Royal Villas" for construction of 9 (nine) row villas situated at Village
Chicolna, Bogmalo Chicolna Panchayat, Goa.

...2/-

I, **Mr. Shaikh Rizwan** son of Late Shaikh Nabi, aged 47 years, Indian National, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which the development of the proposed project is proposed.
2. That the said land is free from all encumbrances.
3. That time period within which project shall be completed by me from the date of registration of the project is 31.12.2022
4. (a) For new Projects:
That seventy percent of amounts realized by me for Real Estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and land cost and shall be used only for that purpose.
5. That amount from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with Rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate, Agents of Interest and Disclosures on website) Rules, 2017.
6. That I shall get accounts audited within six months after end of every financial year by a practicing Chartered Accountant, and shall produce a statement of account duly certified and signed by such practicing Chartered Accountant and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That I shall take all the pending approvals on time from 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 rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment of any row villa.

Solemnly affirmed on 21st day of May 2018 at Vasco da Gama.

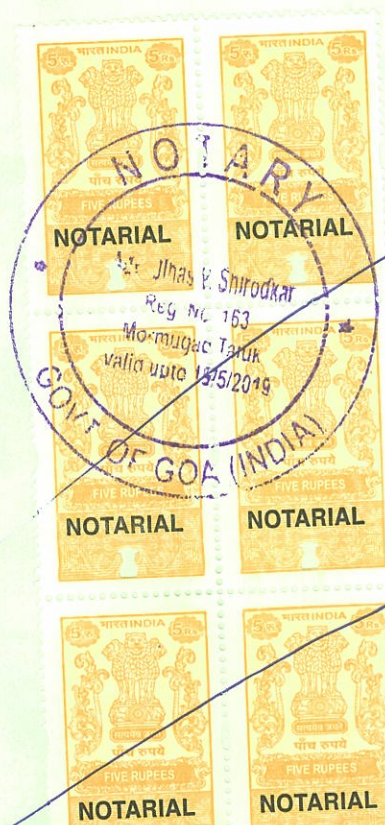

DEPONENT

VERIFICATION

The contents of my 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 21st day of May 2018


DEPONENT



Executed before me by executor
and witnesses, which I attest


22/5/18
Public Officer
CERTIFIED TRUE COPY

Adv. Ulhas V. Shirodkar
NOTARY

MORMUGAO (A) UK
Apna Bazar, 2nd Floor
Vasco-da-Gama - 403 802

Date: 22/5/18
Ref No: 3260/18