



गोवा GOA

Serial No. 1288 Place of Vendor, Porvorim - Goa. Date 16/08/2022  
Value of Stamp paper 500/-  
Name of Purchaser Kasurva estate LP.  
Residence Porvorim Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting Parties \_\_\_\_\_

705282

Signature of Vendor \_\_\_\_\_ Signature of Purchaser \_\_\_\_\_  
The Gadgebaba Multipurpose Co-op. Sty. Ltd.  
LIC No. AC/STP/VEN/07/2019. Dt. 10/10/2019



FORM - 'II'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR  
ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

*[Signature]*

Affidavit cum Declaration of Mr. Abraham J. Abraham duly authorized by the promoter of the project named Kasu Zira Estates LLP, vide its authorization dated 13<sup>th</sup> July 2020;

I, Abraham J. Abraham, aged about 35 years, son of Mr. Abraham Thomas, married, businessman, Indian National, resident of H. No 23, Hutchins Road, Next to Wind Chimes Gift Shop, Cooke Town, Fraser Town, Bangalore, Karnataka, Pin Code 560008, duly authorized by the promoter of the proposed project, do hereby solemnly declare, declare, undertake and state under:



1. That, the promoter has a legal title to the land on which the development of the project Kasu Zira is proposed to be carried out AND a legally valid authentication of title such land along with the authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That, the said land is free from all encumbrances
3. That the time period within which the project shall be completed by the Promoter is 31<sup>st</sup> August 2026
4. That, seventy per cent of the amounts realised 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, the promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, the promoter shall take all the pending approvals on time from the competent authorities.
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, on any grounds.

*Qalan*

Solemnly affirmed of the 9th day of September 2022 at Porvorim, Goa



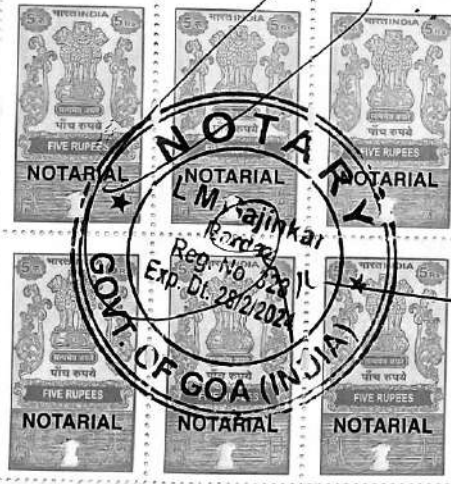
  
Deponent

Verification

I, the deponent above named, do here by verify of the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts

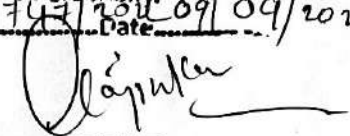
Verified on the 4th day of January 2021

  
Deponent



BEFORE ME

hereby attest the signature (s)/LH  
of Executing Parties: Mr. Abraham J. Adheer  
Who is/are identified by: Adheer No.  
When I Know Personally.  
Serial No. 9743/2021 Date 09/09/2021

  
L. M. GAJINKAR  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA