

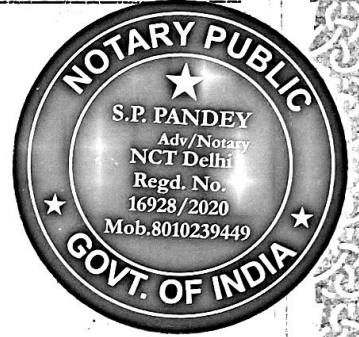


सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp



Certificate No.	: IN-DL40328582208848T
Certificate Issued Date	: 22-Oct-2021 04:25 PM
Account Reference	: IMPACC (IV)/ dl718203/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL71820375726459483881T
Purchased by	: KARA HOMES
Description of Document	: Article 4 Declaration
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KARA HOMES
Second Party	: Not Applicable
Stamp Duty Paid By	: KARA HOMES
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



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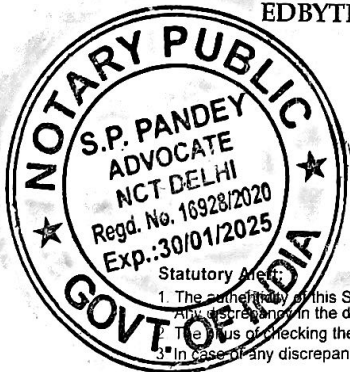
FORM 'II'

[See rule3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGN
ED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Sh. Rishi



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration of Mr. Shikhir Dhingra Partner in Kara
Homes duly authorized by the promoter of the proposed project named "Zed Point
Fernandes Vaddo", vide its/his/their authorization no. N.A. dated 22ND October, 2021;

I, Mr. Shikhir Dhingra son of Mr. Jagdish Kumar Dhingra aged 34 Years, Indian national Partner in
Kara
Homes, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake
and state as under:

(1) That I/promoter have/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 agree-
ment 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 me/promoter from
the date of registration of project, is 31/12/2024

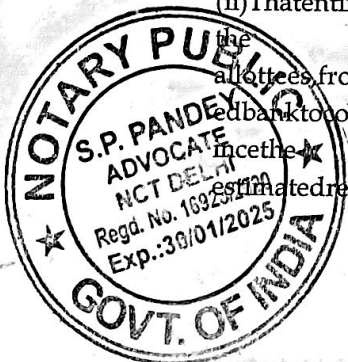
(4) (a) For new projects: That seventy percent of the amounts realized by me/promoter for the real estate
project from the allottees, from time to time, shall be deposited in a separate account to be
maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used
only for that purpose.

(b) For ongoing project on the date of commencement of the Rules –

(i) That seventy percent of the amounts to be realized hereinafter 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.

OR

(ii) That entire amount to be realized hereinafter 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, so
that the estimated receivable of the project is less than the estimated cost of completion of the project.



Shikhir

- (5) That the amounts from these separate accounts 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 I/ the promoters 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 I/ the promoters shall take all the pending approvals on time, from the competent authorities
- (8) That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (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/ the promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/ the promoters 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 22ND October, 2021

Sh. Shikhir

Mr. Shikhir Dhingra
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 NEW DELHI on 22ND October, 2021

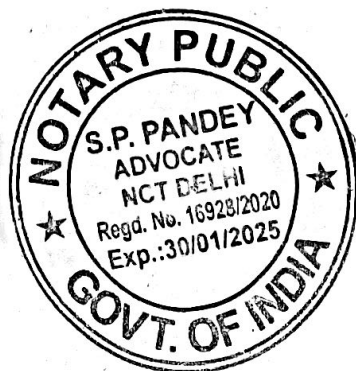
Sh. Shikhir

Mr. Shikhir Dhingra
Deponent

Entry in Notary Register

No. 215/1

Date. 22-10-2021



ATTESTED

NOTARY PUBLIC,
DELHI (INDIA)

22 OCT 2021