



153-2018
Place of Value: MARGAO, 153-2018
Value of Stamp Paper:
Date of Purchase:
Residence: Name of Father:
Signature:
Signature of Notary:

396738

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri Reuben Ramesh Karekar, Promoter of the project named "Karekar Avenue 3"

I, Shri Reuben Ramesh Karekar, Son of Shri Ramesh Raghuvir Karekar, aged 34 years, Indian National, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorised by land owner along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

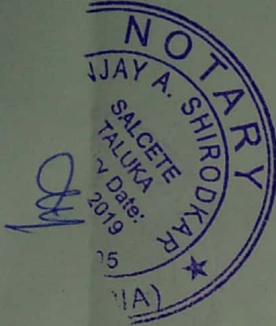
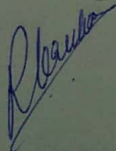
3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 30/12/2020.

4. (b) For on-going project on date of commencement of the Act.

(i) That seventy per cent 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.

5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate Regulation and Development) (Registration of Real Estate Projects,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 the promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



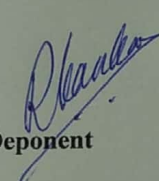
7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter 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 these rules, within seven days of the said changes occurring.

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.

Solemnly affirmed on 22nd day of March of the year 2018

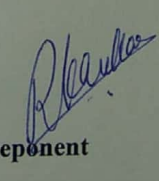

Deponent

Verification

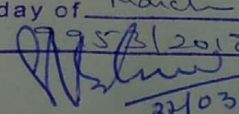
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Margao, Goa on 22nd day of March 2018




Deponent

Solemnly affirmed before me by
Mr. Reuben Ramesh Karker
who is identified to me by
who is personally known to me
this 22 day of March 2018
Reg No. 953/2018


22/03/2018
SANJAY A. SHIRODKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)