



No. 1899 Place of Issue Bordem Date 29/06/24
Value of Stamp Paper Rs. 500
Name of the Purchaser Vallabh Salkar
Signature of Purchaser
Signature of Notary
652133


FORM 'II'

[See rule 3(6)]

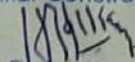
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri Vallabh Shivram Salkar alias Vallabh Shivram Sinai Salkar, the Proprietor of M/s. SALKAR CONSTRUCTIONS, a proprietary concern, having its office at Sastiwada, Bordem, Bicholim - Goa, Promoter of the project named "SHIVNEERA VILLA'S".

For Salkar Constructions


Proprietor
(Vallabh S. Salkar)

For Salkar Constructions



Proprietor
(Vallabh S. Salkar)

:2:

I, Shri VALLABH SHIVRAM SALKAR alias VALLABH SHIVRAM SINAI SALKAR, son of late Shivram Manguesh Sinai Salkar, age 62 years, Businessman, Indian National, residing at Flat No. FL-13, H. No. 2910, "AHILYA", Sastiwada, Bordem, Bicholim – Goa, the Proprietor of M/s. SALKAR CONSTRUCTIONS, having it's office at Sastiwada, Bordem, Bicholim, Goa, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That we have a legal Title Report to the land on which the development of the project "SHIVNEERA VILLA'S" is proposed AND a legally valid authentication of the Title of such land is enclosed herewith.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project "SHIVNEERA VILLA'S" shall be completed by us from the date of registration of project is 07th October 2023.
- (4) That seventy percent of the amounts to be realized hereinafter by us 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 shall be use for that purpose.
- (5) That the amounts from the separate accounts shall be withdrawn in accordance with section4(2)(1)(D) read with rule 5 of the Goa Real Estate(regulation and Development) (Registration of Real Estate Projects, Registration of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) Rule,2017.
- (6) That we, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of theproject.
- (7) That we, the promoter shall take all pending approval on time from the competent authorities.

For Salkar Constructions


Proprietor
(Vallabh S. Salkar)



:3:

- (8) That we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (9) That we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That we, the promoter shall not discriminate against any allottee at the time allotment of any apartment, Plot or building, as the case may be.

Solemnly affirmed on 15th day of July, 2021 at Bicholim - Goa.

For Salkar Constructions
Proprietor
(Vallabh S. Salkar)

DEPONENT

VERIFICATION

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bicholim, Goa on this 15th day of July, 2021.

For Salkar Constructions
Proprietor
(Vallabh S. Salkar)

DEPONENT



Attested before me by... Shri Vallabh S. Salkar
Identified on the basis of...

Rupali
Adv. Rupali G. Panasneka
Notary
Bicholim Taluka State of Goa (India)
Notary Reg. No. 298/14
Reg. No. 3033/A/2021
Dated: 15/7/2021