

गोवा GOA

Sr No. 2362 Place of Vendor Margao, Goa Dt. 30/06/2023 759139  
Value of Stamp Paper 1000  
Name of Purchaser Sushant Naik  
Residing at Cuncalm Father's Name: Vishnu  
As there is no one single stamp paper for the value of  
Rs. additional stamp papers for the completion  
of the value are attached alongwith

Sign of Stamp Vendor  
Lic. No. JUD/VEN-LIC/2/2005/AC-I  
Arwin S. Goes, Margao-Goa

Sign of Purchaser



#### Affidavit cum Declaration

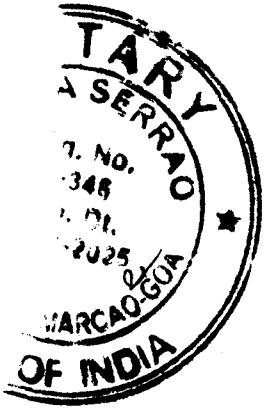
Affidavit cum Declaration of **Shri. Sushant Naik alias Sushant Vishnoo Dessai** Promoter of the proposed project.

*Sushant*




I, **Shri. Sushant Naique alias Sushant Vishnoo Dessai** the promoter of the proposed project known as **"Swarika Heights"** do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project **"Swarika Heights"** shall be completed by promoter is **13<sup>th</sup> June 2026**.
4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoter shall get the accounts 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.


  
Deponent

**Shri. Sushant Naique alias Sushant Vishnoo Dessai**

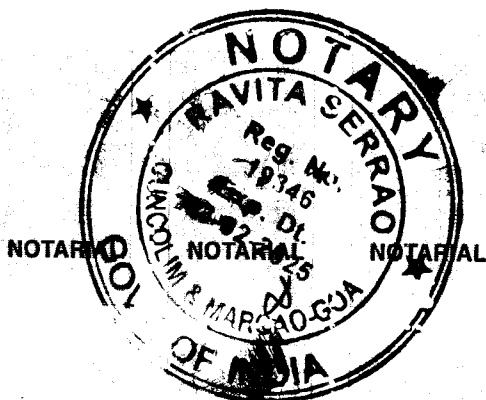
**VERIFICATION**

The contents of para 1 to 10 of this affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at **Cuncolim, Goa** on this **3<sup>rd</sup>** day of **July, 2023**.

  
Deponent

**Shri. Sushant Naique alias Sushant Vishnoo Dessai**



**EXECUTED BEFORE ME  
WHICH I ATTEST**



**ADV. RAVITA SERRAO  
NOTARY (Govt. Of India)**

Reg. No 1908/2023

Date: 3/7/2023

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