



गोवा GOA

764835

Serial No. 64 Place of Vendor: Margao Date: 10/4/23  
Value of Stamp Paper ₹ 500  
Name of the purchaser: SS Kurtarkar Homes  
Fathers Name \_\_\_\_\_ Residence: \_\_\_\_\_  
Purpose: \_\_\_\_\_ Transacting parties: \_\_\_\_\_  
As there is no one single paper for the value of ₹ \_\_\_\_\_  
Additional stamp paper for the completion of the value are  
attaching along with \_\_\_\_\_  
Stamp Vendor's Sign  
Mrs. Deepa Rajendra Maik  
LIC. No. JUD/VEN/17/2018/AC-1/6314  
Dated 29/05/2018 Margao - Goa

Signature of purchaser



-1-

### Affidavit cum Declaration

Affidavit cum Declaration of **M/s. SS KURTARKAR HOMES**, promoter of the project named **MEADOWS VILLA**. I, **Shri. Santosh Dharma Kurtarkar**, son of late Dharma Chandru Kurtarkar, aged about 69 years, Indian national, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

*(Signature)*



(1) That I has a legal title Report to the land on which the development of the project is proposed

AND

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

AND

(3) That the time period within which the project shall be completed by me/Promoter from the date of registration of project is 36 months i.e. by 30-09-2026.

(4) (a) For new projects: That seventy per cent of the amounts realized by me 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 per cent of the amounts to be realized hereinafter by me 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

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.

(8) That I 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 the said Rules, within seven days of the said changes occurring.

(9) That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I 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 02<sup>nd</sup> day of August 2023 at Margao

**Deponent**

Verification:

**For: M/s. SS KURTARKAR HOMES**

*Santosh Dharma Kurtarkar*  
**Shri. Santosh Dharma Kurtarkar**

**Partner**

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* on this *2nd* day of *August*, 20*23*.



Solemnly affirmed before me by  
Shri/ *Santosh D. Kurtarkar*  
Who is identified before me by  
*[Redacted]*  
Who is personally known to me  
on this *2nd* day of *August* 20*23*

*[Signature]*  
SANTOSH D. KURTARKAR  
NOTARY  
SALCETE TALUKA  
STATE OF GOA (INDIA)  
Reg. No: *26..92/2023*  
Date: *02-08-2023*