



गोवा GOA

A 327531

No. 3766 Place of Vendor Curcholem Date of Issue 04-6-21

Value of Stamp Paper Rs. 100/- (Hundred)

Name of Purchaser Amal Kudchadkar

Residing at Curcholem - Goa

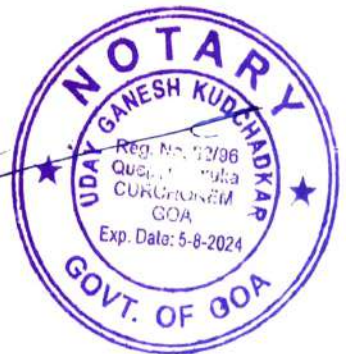

Signature of Vendor


Signature of Purchaser

MR. PASCOAL FERNANDES
CURCHOREM - GOA
Lic. No.: JUD/VEN-Lic/2005/AC-1
Date: 03-11-2005



AFFIDAVIT CUM DECLARATION



Affidavit cum declaration of **M/S JMD DEVELOPERS**, promoter of the project named "JMD-RAINBOW" duly authorized by the promoter of the project their vide dated 13/09/2021 .

I, Shri Varun S. Kudchadkar , son of Shantaram Kudchadkar, aged 35 years, Indian National , duly authorized by the promoter of the project do hereby solemnly declare ,undertake and state as under :

1. That **M/S JMD DEVELOPERS** 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 shall be completed by **JMDDEVELOPERS** is from the date of registration is **1-May - 2024**.
4. That seventy per cent of the amounts realised by **M/S JMDDEVELOPERS** for the real estate project from the allottees, from time totime, 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer,an architect and a chartered accountant in Practice that the withdrawal is in proportion to the percentage of Completion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 **M/S JMD DEVELOPERS** shall get the accounts audited within sixmonths after the end of every financial year by a chartered accountant inpractice, and shall produce a statements of accounts duly certified andsigned by such 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.
8. That **M/S JMD DEVELOPERS** shall take all the pending approvals ontime, from the competent authorities.
9. That **M/S JMD DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That **M/S JMD DEVELOPERS** shall not discriminate against any Allotted at the time of allotment of any apartment, plot or building, as theCase may be, on any grounds.

Deponent

Shri VARUN S. KUDCHADKAR OF M/S JMD DEVELOPERS



Verification

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

Verified by me at 12 pm on this 13th Day of September 2021.

Deponent



Shri VARUN S. KUDCHADKAR OF M/S JMD DEVELOPERS

Notarially attested before me

Uday C. Kudchadkar

NOTARY

Reg No 82/48

CURT-MOREM, GOA

Sl. No. 278/12-9-2021

