



गोवा GOA

Sr No. 3195 Place of Vendor Margao, Goa Dt: 02/08/2023

774474

Value of Stamp Paper: 500

Name of Purchaser: Subhash Dena

Residing at: Margao Father's Name:

As there is no one single stamp paper for the value of Rs. 500, additional stamp papers for the completion of the value are attached alongwith

Sign of stamp Vendor
Lic. No. JUDVEN-LIC/2/2006/AC-I
Arwin S. Goes, Margao-Goa

Sign of Purchaser



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SUBHASH VITOBA DESSAI
Proprietor in GSD REAL ESTATE DEVELOPERS, the promoter of the
proposed project named "SAI COMBA RESIDENCY", vides its
authorization dated NA;

Signature of Subhash Dena

I, Mr. SUBHASH VITOBA DESSAI, Indian national Proprietor in SUBHASH VITOBA DESSAI, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter have/has a legal title Report to the land on which the development of the Project is proposed.

OR

Have/ has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 30/08/2026.

(4) (a) For new projects: That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Rules—

(c) 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (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/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 completion of the project.

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

(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (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/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.





(10) That I/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 at Cuncolim Salcete Goa on 05th August, 2023

Deponent
Mr. SUBHASH VITOBA DESSAI

Verification

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

Verified by me at Cuncolim Salcete Goa on 05th August, 2023

Mr. SUBHASH VITOBA DESSAI
Deponent



Solemnly affirmed before me by
Subhash Desai
Who is identified to me by

A.C. No.

When I personally saw him on
05/8/2023.

ASHWITA A. DESSAI
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)

Reg. no. 3625/2023.