



गोवा GOA

650835

Serial No U619 Place of Vendor, Panaji Date 08/12/21
Value of Stamp Paper 500
Name of Purchaser General Court & Hys
Residence _____ Name of Father _____
Purpose _____ Transacting _____
Parties: _____

Sign of Stamp Vendor C Sign of Purchaser
Mangala N. Karapurkar
License No AC/STP/VEN/747/66



FORM II
AFFIDAVIT CUM DECLARATION

I, Mr. Ghanashyam Sardesai, partner of General Construction and Infrastructure, son of late Prabhakar Sardesai, aged 58 years, Indian National, hereby solemnly state on oath as under :

1. That I am the Promoter of the project having details as under :

Name : "ASTER" APARTMENT "

Address: Sy. no. 123/7 at Penha De Franca Village, Aito Betim, Bardez Taluka, Goa.



Construction License No. VP/PDF/044/21-22/1898 dt.07.12.2021

Claudio...



2. That I have a legal title report to the land on which the development of the project is proposed.
3. That the project land is free from all encumbrances.
4. That the time period within which the project shall be completed by me is 4 years.

Date of Start : 01/01/2022
Date of completion : 31/12/2025

5. That seventy percent of the amounts realized by me for the real estate project from the allottees / buyers, 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.
6. That the amounts from the separate accounts shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 of websites) Rule, 2017.
7. That I shall get the accounts audited within six months from 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.
8. That I shall take all the pending approvals, if any, on time, from the competent authorities.
9. 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.
10. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I shall not discriminate against any allottee at the time of allotment of any apartment or shop, as the case may be.
12. That the contents of my above Affidavit are true and correct to the best of my knowledge and nothing material has been concealed by me there from.

Solemnly affirmed at Panaji on this 13th day of December 2021.

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NICHOLAS P. DIAS
PANAJI - GOA
Reg. No. 7770/08
Exp. 09/02/24

SOLEMNLY AFFIRMED BEFORE ME B. *Ghanashyam Sardesai*
WHO IS IDENTIFIED TO ME BY *Ghanashyam Sardesai*

WHO IS PERSONALLY KNOWN TO ME

THIS 14th DAY OF Dec, 2021

REG. NO. *7770/08* DATE *14/12/2021*

Nicholas P. Dias
NICHOLAS P. DIAS

Advocate & Notary

Rani Pramila Arcade, 18th June Road
PANAJI - GOA

Ghanashyam Sardesai

Deponent

Ghanashyam Sardesai

