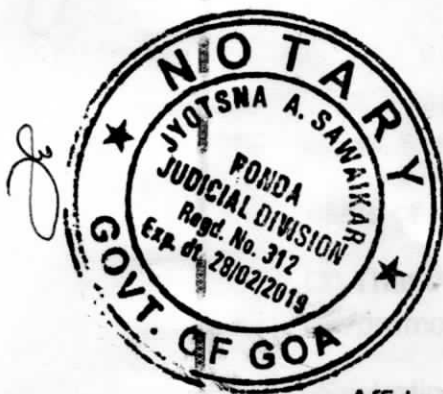


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गोवा GOA

Serial No. 4888 Place of Vend PONDA Date 7/12/2019 503277
 Value of Stamp Paper Rs 500/-
 Name of The Purchaser Ravindra Const.
 Resident at ... Son of ...
 For the purpose of ...
 Signature of the Vendor A. D. S. Kuttarkar Signature of Purchaser ...
 Licence No. 2/88

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **Ms. Ravindra Construction** promoter of the project named **THE MEADOWS** /duly authorized by the promoter of the proposed project, vide its/his/their authorization No. **NIL** dated **25/01/2019**.

For M/s. Ravindra Construction

Partner

I, Mr. Suresh Ravindran son of Ravindran Vasu, aged 43, Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as

under:

(1) That I/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 31/12/2020 i.e. one year, 10 months.

(4) (a) For new projects: That seventy per cent of the amounts realised 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—

(i) That seventy per cent of the amounts to be realised 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.



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OR

(ii) That entire amounts to be realised 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 utilised 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 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/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 on 7th day of February 2019 at Ponda.

For M/s. Ravindra Constructions
Dependent Partner

VERIFICATION

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 7th on this February day of 2019.

For M/s. Ravindra Constructions
Dependent Partner

Identified by me,

(Adv. Vandana Jog)

Solemnly affirmed by :-

MR. / MS. B. Suresh
Ravindran

WHO IS IDENTIFIED BY GA-05-2004
0000314

Who Admits Content of
This Affidavit under Oath

MADE BEFORE ME AND SIGNED BY ME
NOTARY OFFICE at PONDA-GOA

THIS 7th DAY OF Feb 2019.

Reg. No.

The NOTARY

JYOTSNA ANANT SAWAIKAR

