



गोवा GOA

442298

Date 17/12/2018 Serial No. 9709  
Discrp. of Stamps Nil Value 500/-  
Name of Purchaser S. Gajinkar  
Residence Porvoin  
Sign. of Purchaser [Signature]  
Vendor: Casa Naik, Penai - Goa  
LIC. No. 1/88 dtd 26/2/1988



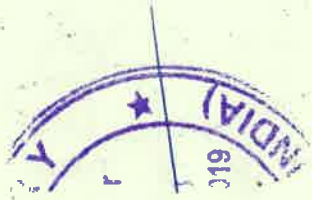
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Santosh M. Gajinkar promoter of the project named Dattaguru Nisarg Vatica. I, Shri Santosh M. Gajinkar son of Madhukar Gajinkar, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

...2/-

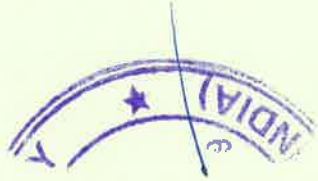
- 1) That I have a legal title Report to the land on which the development of the project is proposed.
- 2) That the project land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me from the date of registration of project is 30/12/2019.
- 4) For new projects. That seventy per cent of the amounts realised 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 the purpose.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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.

...3/-





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 18<sup>th</sup> day of September 2018 at Porvorim, Bardez-Goa.

  
DEPONENT

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 Porvorim, Bardez-Goa on this 18<sup>th</sup> day of September 2018.

  
DEPONENT



**BEFORE ME**

I hereby attest the signature (s) of Executing Parties who is/are identified by me when I know Personally. Serial No. 1887 Date 18/9/18  
*Path M. Gajinrao ACP PG 2630 R*



L. M. GAJINRAO  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA