



गोवा GOA

Sr. No. 5680 Place of vend. Sankhan

952183

Date of Issue 28/10/2024 Value of the Stamp

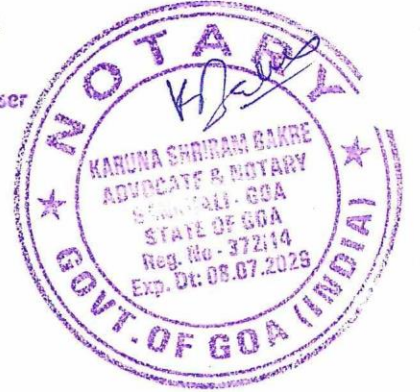
Paper Rs 500

Name of the Purchaser Chandan N. Chari

Residing at Flonda son of Narsinha Chari

Signature of Vendor  
Mr. V. D. Parulekar  
LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser



### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri CHANDAN NARSINHA CHARI, his office at House No. 4/2822/8, 3<sup>RD</sup> Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa - 403505, promoters of the project named **"HOUSE OF FATARPEKAR"**, represented herein by the promoters of

*[Signature]*

*[Signature]*

*[Signature]*



the proposed project, 1. Shri CHANDAN NARSINHA CHARI, 2. Shri ANUP RAMAKANT FATARPEKAR alias, ANUP RAMAKANT PHATARPEKAR, alias, ANUP RAMAKANT FATERPENKAR, son of late Ramakant Atmaram Fatarpenkar, aged about 61 years, married, businessman, Indian National, resident of House No. 4/915 (old No. 28), Opp. Govt., Hospital, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa-403505 and 3. Smt. RAJASHREE ANUP PHATARPEKAR alias, RAJASHREE ANOOP PHATARPEKAR, daughter of late Chimno Chandru Shetye and wife of Shri Anup alias Anoop Ramakant Phatarpekar, aged about 54 years, married, occupation service, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Taluka Bicholim, North Goa-403505, do hereby solemnly declares, undertake and state as under.

- (1) That We have a legal title to the plot bearing survey 35/10 on the land on which the development of the project namely **"HOUSE OF FATARPEKAR"** 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 is 31.03.2026;
- (4) That seventy per cent of the amounts realised by the promoters 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.



- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 We/the promoters 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 compliances with the proportion to the percentage of completion of the project.
- (7) That We/the promoters shall take all the pending approvals on time, from the competent authorities.
- (8) That We/the promoters 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 promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



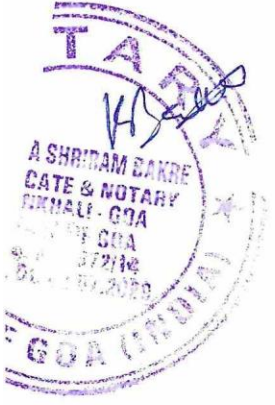
Solemnly affirmed at Sankhali, on this 01st day November 2024.

DEPONENT

(Shri CHANDAN NARSINHA CHARI)

(Shri ANUP RAMAKANT FATARPEKAR  
alias, ANUP RAMAKANT  
PHATARPEKAR, alias, ANUP  
RAMAKANT FATERPENKAR)

(Smt. RAJASHREE ANUP  
PHATARPEKAR alias, RAJASHREE  
ANOOP PHATARPEKAR)



### VERIFICATION

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

Verified at Sanquelim on this 01st day November 2024.

DEPONENT

(Shri CHANDAN NARSINHA CHARI)

(Shri ANUP RAMAKANT FATARPEKAR  
alias, ANUP RAMAKANT  
PHATARPEKAR, alias, ANUP  
RAMAKANT FATERPENKAR)

(Smt. RAJASHREE ANUP  
PHATARPEKAR alias, RAJASHREE  
ANOOP PHATARPEKAR)



Solemnly Affirmed and Signed  
BEFORE ME

By the above named Deponent/Deponen

Shri / Sm.

1) Chandra das... Chandra

2) Anup... Fatafekar

3) Ravishree Fatafekar

who is identified before me by

Shri/Sm.

Aadhar card

whom I personally know

Office of the Notary at Sankhali, Tal. Bicholim

on this... day of ...

22<sup>nd</sup> November 2024

Notarial Stamps Rs

30/- Reg. No. 6040/2024

Mrs KARUNA SHRIRAM BAKRE  
B Com LLB

ADVOCATE & NOTARY  
SANKHALI - GOA  
TALUKA BICHOLIM