



गोवा GOA

Serial No. 760.....Place of Vendor MARGAO Date: 28/1/2020

558732

Value of Stamp Paper: 500/-

Name of Purchaser:

Residence: Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser



FORM 'II'

[See rule 3(6)]

Form Of Declaration, Supported By An Affidavit, Which Shall Be
Signed By The Promoter Or Any Person Authorized By The Promoter

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Signature of Purchaser

--2/-



Affidavit cum Declaration of COMMONWEALTH DEVELOPERS PVT LTD promoter of the project named CD TIMES SQUARE (PHASE – II) having its registered Office at CD Fountainhead, Murida , Fatorda Salcete Goa , the promoter of the proposed project, represented here by its Director Mr. Damodar alias Chirag Datta Naik; I, Shri. Damodar alias Chirag Datta Naik son of Datta Damodar Naik aged 35 Indian national, director of the 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 promoter has a legal title Report to the land on which the development of the project is proposed

OR

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. .

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/03/2024 ;

(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 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. OFFICIAL GAZETTE — GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767

OR

Chirag Datta Naik



(ii) That entire amounts to be realised hereinafter by us/promoter for the real estate project from the allottees, from time to time, shall 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 the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That the promoter shall not discriminate against any allottee at the time of allotment of any Shop, plot or building, as the case may be.

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

Solemnly affirmed on 24th day of July 2020 at Margao .

Damodar alias Chirag Datta Naik

Deponent