

गोवा GOA

Sr. No. 1900 Place of Vend. 500 Date of Issue 07/11/18  
Value of the Stamp Paper Rs. 500  
Name of the Purchaser Vallabh Salkar 477887  
Residing at Bicholim Son of.....  
Signature of Vendor [Signature] Signature of Purchaser [Signature]  
Mr. S. T. Parab  
Lic. No. AC/STP/VEN/99/477



FORM "II"

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vallabh Shivram Salkar, proprietor of M/S Salkar Constructions, Sastiwada, Bordem, Bicholim-Goa, Promoter of the Proposed Residential cum Commercial Complex project in survey No.88/1,3,4 & 92/13 Village Bicholim, Taluka Bicholim .Goa. Son of Shivram M. Salkar, age 59, India National, Promoter of the Proposed project, do hereby solemnly declare, undertake and state as under:

For SALKAR CONSTRUCTION

Proprietor  
(Vallabh S. Salkar)





:2:

(1) That I has a legal title Report to the land Survey No. 88/1,3,4 & 92/13 Village Bicholim, Taluka Bicholim, Goa. on which the development of the project is proposed is and a legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of 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 the project; is 25-03-2020.

(4) (a) For new projects: That the seventy per cent of the Amounts realized hereinafter by me/ promoter for the real estate project from the allottees . From time to time, shall be deposited in the separate account to be maintained in the schedule bank to cover the cost of construction and the land cost and shall only be used for that purpose.

(b) For ongoing project on the date of commencement of the Rules -----

(i) That the seventy per cent of the amount to be realised hereinafter by me/promoter for the real estate project from the allottees. From time to time. Shall be deposited in the 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(5) That the amount from the separate account shall be withdrawn in accordance with section 4(2)(l)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 Disclosure on Website) Rules, 2017.

(6) That the promoter shall get the accounts audited within six month after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified as signed by such practicing chartered Accountant, and it shall be verified during the audit that the amounts collected for particular project have been utilized for the project and withdrawal has been compliances with the proportion to the percentage of completion of the project.

For SALKAR CONSTRUCTION

Proprietor  
(Vallabh S. Salkar)



(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 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 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 apartment, plot or building, as the case may be.

Solemnly affirmed on

Verification

Deponent

For SALKAR CONSTRUCTION

*[Signature]*  
Proprietor  
(Vallabh S. Salkar)

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

Verified by me at Bicholim on

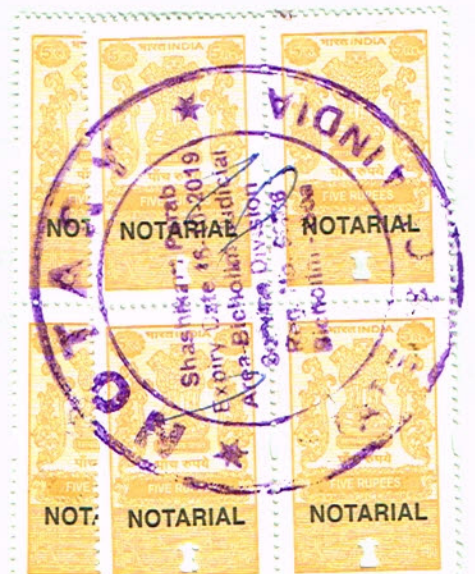
Deponent

For SALKAR CONSTRUCTION

*[Signature]*  
Proprietor  
(Vallabh S. Salkar)

Solemnly affirmed and Signed  
BEFORE ME

By the above named Executant / Deponent  
Shri/Smt. Vallabh Shivram Salkar  
20 Barder, Bicholim Goa  
.....  
he/she is .....  
personally known .....  
whom I pers .....  
Office of the Notary .....  
on this 1st day of November 2018  
Notorial Stamp Rs 200 Reg No. 18296/18



BEFORE ME

S. A. PARAB  
B.A.L.L.B.

Advocate & Notary Public  
Bicholim - Goa.