



गोवा GOA

Serial No. 2433 Place of Vend PONDA Date 22/8/2019 **264390**  
Value of Stamp Paper Rs 500/-  
Name of T Purchaser Raj Housing Development Pvt Ltd  
Resident at Ponda, Goa Sort of Affidavit  
For the purpose of \_\_\_\_\_  
Signature of the Vendor [Signature] Signature of Purchaser [Signature]  
Licence No. 288

**FORM 'II'**

[See rule 3(6)]

**AFFIDAVIT CUM DECLARATION OF MR. SANDEEP NILKANTH NIGALYE, DIRECTOR IN RAJ HOUSING DEVELOPMENT PVT. LTD. DULY AUTHORIZED BY THE PROMOTER OF THE PROPOSED PROJECT NAMED "RAJ ENCLAVE - PHASE II" VIDE HIS AUTHORIZATION NO. N.A., DATED 19<sup>TH</sup> AUGUST 2019.**



I, Mr. Sandeep Nilkanth Nigalye, son of Nilkanth Narayan Nigalye aged 50 Years, Indian national Director in M/s. Raj Housing Development Pvt. Ltd, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I have a legal title Report to the land on which the development of the project is proposed namely "RAJ ENCLAVE" - Phase II"

(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 31<sup>st</sup> December 2025.

(4) (a) For new projects: That seventy per cent of the amounts realized 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 realized hereinafter 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 that purpose.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Disclosures on Website) Rules, 2017.

(6) That I shall get the accounts audited within six months after the end of every 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 utilized 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.

(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 22nd August, 2019 at Ponda.



Sandeep Nilkanth Nigalye  
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 22<sup>nd</sup> August, 2019

Sandeep Nilkanth Nigalye  
Deponent



**EXECUTED BEFORE ME  
WHICH I ATTEST**

**SATISH S. S. PILGAONKAR  
NOTARY  
PONDA-GOIA  
State of Goa (India)**

Reg. No. 508119

Date : 23/08/19