



गोवा GOA



Serial No. 12980 place of St. Vennd Mapusa Date

Value of stamp paper 500/-

Name of Purchaser Rajkumar Raju Gadge

Resident of Aldora Son of

Signature of Vendor [Signature] Signature of Purchaser

C.J. PANDIT - LIC NO. AG/STP/VEN/84/2003

25/1/17
265998

AFFIDAVIT CUM DECLARATION

[Signature]

...2/-

I, Mr. Rajkumar Raju Gadge, Managing Director of **MEGA STRUCTURES REALESTATE LIMITED**, having duly authorized, vide Board resolution dated 28/07/2016 passed by the Board of Directors of the company, Developer of the project named **MOTHER AGNES HILLTOP RESIDENCY**, 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 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 has been encumbered to The Bicholim Urban Co operative Bank , Mapusa for project loan. The sanction letter from The Bicholim Urban Co operative Bank, enclosed herewith.

(3) That the time period within which the project shall be completed by me/Developer from the date of registration of project; is 30/6/2020.

(4) (ii) That entire amounts to be realised hereinafter by me/Developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account having account no. 004001200000439 to be maintained in The Bicholim Urban Co operative 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.

...3/-

(5) Accordance with section 4 (2) (1) (D) read with rule 5 of the Goa State 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 Developer 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 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/the Developer shall take all the pending approvals on time, from the competent authorities.

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

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

A handwritten signature in blue ink, appearing to read "Rajhads", written over a horizontal line.



Solemnly affirmed on 30th day of August
2018
at Mapusa, Goa Deponent

[Signature]

SOLEMNLY AFFIRMED BEFORE ME
BY Rajkumar Rajiv Gadge
WHO IS IDENTIFIED BY

WHOM I PERSONALLY KNOW
REG NO. 5067/18 DATE 30/08/2018



Verification

[Signature]

[Signature]
ADV. A. S. D'MELLO
NOTARY

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 Mapusa, Goa on this 30th day of
August 2018 Deponent

[Signature]



EXECUTED BEFORE ME

[Signature] 30/08/2018
ADV. A. S. D'MELLO
NOTARY
REG. NO. 5068/18