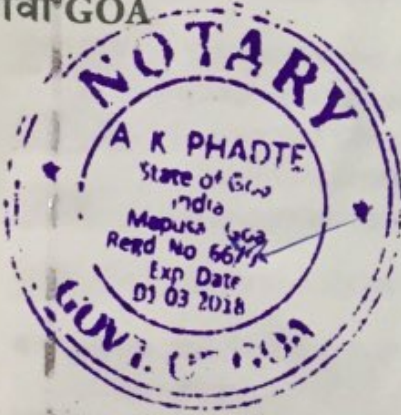




गोवा GOA



Sr no. 1478 Place of and MAPUSA Date 20/02/2018 423961

Value of stamp paper Rs. 500/-
Name of Purchaser M. J. Virani
Residing at Mapusa son of J. Virani
As there is no one single stamp paper for the value of Rs. 500/- additional stamp papers for the completion of the value is attached alongwith.

Purpose _____ Transacting Parties _____

Signature of vendor _____

Signature of Purchase _____

FORM -II

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of SHRI. MAHEBUB alias MEHBOOB ISMAIL VIRANI, a Partner of the proposed project "The Palms Socorro", at Porvorim, Bardez, Goa, duly authorized by Partners of the proposed project, vide their authorization Letter dated 21/02/2018. I, Mahebur alias Mehboob Ismail Virani, son of Ismail J. Virani, Indian National, 63 years old, Business, r/o Virani Niwas, Feira Alto, Dr. B. A. Road, Mapusa, Bardez, Goa, I, the partner of proposed project duly authorized by Partners of proposed project do hereby solemnly declare, undertake and state as under:

Signature of Vendor

1. That, I the Partner has a legal title report to land on which development of project is proposed.
 2. That said land is free from all encumbrances.
 3. That the time period within which project shall be completed by the Partners shall be 4 (four) years from the date of registration of Project under the RERA Act. i.e. 23-02-2022
 4. for on-going project on date of commencement of the Rules
 - (i) That seventy per cent of amounts to be realised hereinafter by the Partners for the said real estate proposed project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.
 5. That amounts from separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule of the Goa Real Estate (Regulation and Development) Registration of Real Estate Projects, Registration of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 Partner shall get accounts audited within six months after end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accountant and it shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
 7. That I, the Partner shall take all approvals on time from competent authorities.
 8. That I/the Partner 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.
- That I, the Partner have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That I/the Partner 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 20th day of February, 2018


DEPONENT

VERIFICATION

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 Mapusa-Goa on this 20th day of February of the Year 2018.


DEPONENT



Solemnly affirmed before me
Melbabo b. J. Virani
who has been identified before
me by _____
known to me personally
Mapusa on 21/02/2018

A. K. Phadte
A. K. PHADTE
NOTARY 21/02/2018
2nd Floor, Shalini Bldg. R. No. 4
STATE OF GOA

Reg No: - 503/2018

