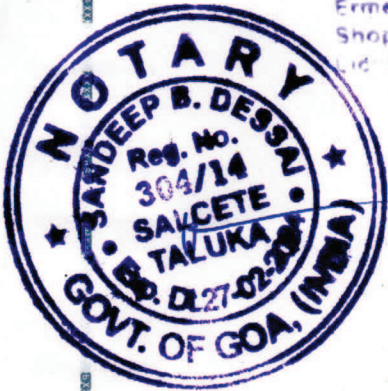




गोवा GOA

Serial No. 5021 Place of vend. MARGAO Date. 14/8/2021  
Value of Stamp Paper: .....  
Name of Purchaser: Sushmila Gaonkar  
Residence: Paloda Name of Father: .....  
Purpose: ..... Transacting }  
Parties }  
As there is no one single paper for the value of Rs. ....  
Additional stamp papers for the completion of the value are  
attached along with.  
Stamp Vendor's Sign: Elia  
Ermelinda Alacauque Dias  
Shop No. C-16, SGPDA Market,  
Id. No. JUD/VEV-Lic/2006/AC-1  
Signature of Purchaser: Gaonkar

663021



**AFFIDAVIT CUM DECLARATION**

**FORM 'II'**

Affidavit cum Declaration of **Mr. SANDIP NAGESH NAIK** partner of the firm **MASTER BUILDERS & DEVELOPERS**, having its registered office at Osia Commercial Arcade, C-Wing, C-405/406/407, 4<sup>th</sup> Flr, opp. Town & Country Planning Department, SGPDA Market, Margao, Salcete Goa and promoter of the project named as "MASTER GLORY" approved as Residential cum Commercial Building at Chalta no. 39 of P.T.Sheet No. 22 at Ambajim, Fatorda, Salcete Goa.

Sandip

I, SHRI SANDIP NAGESH NAIK, son of NAGESH NAIK, aged 51yrs, INDIAN National, partner of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That We have a legal Title Report to the land on which the development of the project is proposed.
- 2) That the project land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by us from the date of registration of project is 20/08/2025.
- 4) a) For new projects: That seventy per cent of the amount realised 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- 5) That the amounts from the separate accounts shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Regulation of Real Estate agents, Rates of Interest and Disclosures on Website) rules, 2017.
- 6) That we shall get the accounts audited within six months after the end of every financial year by a 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 we shall take all pending approvals on time, from the competent authorities.
- 8) That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



*Sandip*

10) That we 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 25<sup>th</sup> day of August 2021 at Margao.

The content of our above Affidavit cum Declaration are true and Correct and nothing material has been concealed by us there from.

A handwritten signature in blue ink that reads "Sandeep".

(Deponents)



Solemnly affirmed before me by  
Shri /Smt. Sandeep Nagesh Nauk  
Who is identified before me by  
Aadhaar No. [redacted]  
Shri /Smt. [redacted]  
Who is personally known to me  
on this 25<sup>th</sup> day of Aug 2021

SANDEEP B. DESSAI  
NOTARY  
SALCETE TALUKA  
State of Goa (India)  
REG. No. 5477/2021  
Date: 25/08/2021