



गोवा GOA

801845

Serial No. 158 Place of St. Vendor Mapusa
Date of Issue 01/03/23
Value of Stamp Paper Rs 500/-
Name of Purchaser Priya Mahale
Residence of Mapusa S/DW. P. Mahale
As there is no single stamp paper for the value
of Rs. _____ Additional stamp papers for the completion
Of the Value is attached along with purpose
Shailish Karekar
Signature of Vendor Shailish Karekar Signature of Purchaser Priya Mahale
SHAIKESH PURUSHOTTAM KAREKAR LIC No. AC/STP/VEN/01/2022



FORM "II"

(See Rule 3(6))

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MRS. PRIYA MAHALE, Authorized
Signatory M/S K. K. INFRA PROJECT Promoter named "K K
AVENUE".

.....2/-

I, MRS. PRIYA MAHALE, daughter of Mr. Anant Ramchandra Gavande, aged 54 years of age duly authorized by M/S K. K. INFRA PROJECT, the Proprietor of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That I/Promoter have/has a legal title Report to the land on which the development of the Project is proposed.

OR

Have/has 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 is free from all encumbrances

OR

That details of encumbrances including dues and litigation details of any rights, title or interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promotor from the date of registration of project is 31/03/2028.

4. (a) For new projects: That seventy per cent of the amounts realized by me/Promotor for the real estate project from the allottees, from time to time, shall be deposited in a separate

.....3/-

P. Mahale

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/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.

OR

(ii) That entire amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (I) (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/Promoter 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.

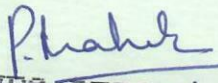
7. That I/Promoter shall take all the pending approvals on time from the competent authorities.

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

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

Solemnly affirmed at Mapusa on 1st day of March 2023


MRS. PRIYA MAHALE
DEPONENT



Place: Mapusa

Dated: 01/03/2023

VERIFICATION

The contents of the 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 1st day of March 2023

P. Mahale

MRS. PRIYA MAHALE

DEPONENT



SOLENNLY AFFIRMED BEFORE ME

BY Mrs. Priya Mahale

WHO IS IDENTIFIED BEFORE ME

BY Acellan Carlos 59483800-

REG NO 1103/2023 0885

Kavita P. Karekar Dated: 01/03/2023

KAVITA P. KAREKAR
NOTARY FOR
ENTIRE STATE OF GOA (INDIA)