



गोवा GOA

Serial No. 11143 Place of Vendor, Porvorim - Goa. Date 25/04/2022

701988

Value of Stamp paper 500/-
Name of Purchaser Bharat Thakran
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

Signature of Vendor _____
The City, Baba Multipurpose Co-op. Soc. Ltd.
LIC No. AC/STP/VEN/07/2019. Dt. 07/10/2019



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. / Ms. GULSHAN HOMEZ AND DEVELOPER'S proprietor of the proposed project / duly authorized by the proprietor of the proposed project, vide its/his/their authorization dated 05/April/2022;

I, BHARAT THAKRAN promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is 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 said Project name is "GHD PALM" and is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter by 31.12. 2024.

4. (a) For new project:

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 from the date of commencement of the Act.

(i) 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 accordance with Rule framed by State Government.

Or

(ii) The entire amount to be realized hereafter by me/promoter for real estate project from 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 land cost and shall be used only for that purpose, since estimated receivable of the project is less than the estimated cost of the completion of the project accordance with Rule framed by State Government.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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 allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Mr. Bharat Thakran
Proprietor of Gulshan Homez and Developers

Solemnly affirmed on 5th April 2022 at Porvorim, North Goa.



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 Porvorim on this 05 day of APRIL 2022.

Deponent

Mr. Bharat Thakran
Proprietor of Gulshan Homez and Developers



BEFORE ME
I hereby attest the signature (s)/LH
of Executing Parties: Mr. Bharat Thakran
Who is /are identified by: Aadhaar No.
When I Know Personally.
Serial No. 489/2022 Date 29/04/2022

L. M. GAJINKAR
NOTARY AT BARD
STATE OF GOA-INDIA