



गोवा GOA

621812



Sr. No. 10668 Place of vend MAPUSA. Date 03/07/2020
Value of stamp paper 500/-
Name of purchaser P. Malik
Residing at Satchebhat Son / wife of A. Malik
As there is no one single stamp paper for the
value of Rs. Additional stamp papers for the
corroboration of the value is attached alongwith.
Purpose
Signature of Vendor L. No 22 (R.R.P Dessai)
Signature of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. ORCA GROUP** with office at 411/2, Satichebhat, Cudnem, Bicholim, North Goa, promoter of the project named "CASA DE THIVIM" represented herein by the promoter of the proposed project, **Mr. Pritesh Atmaram Malik**, age 33 years, son of Atmaram S. Malik, Indian National, promoter of the proposed project CASA DE THIVIM, presently residing at 411/2, Satichebhat, Cudnem, Bicholim, North Goa, I do hereby solemnly declare, undertake and state as under.

.....2/-

.....3/-



1. That I have a legal title to the plot bearing survey No. 121/31 of Village Tivim on the land on which the development of the project namely "**CASA DE THIVIM**" 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 1st October 2022;
4. That seventy per cent of the amounts realised by the 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.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) Rules, 2017.
6. That I/the 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 utilised for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.
7. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/the 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.

A handwritten signature in blue ink, appearing to be "mck".

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 promoter 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 3rd day of July 2020 at Mapusa

Deponent

Mr. Pritesh Atmaram Malik

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 Mapusa on this 3rd of July 2020.

Identified through motor Driving Licence No. GA-09-20090029210

Deponent

Mr. Pritesh Atmaram Malik



Solemnly affirmed
Before me

**N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa**

Reg. No. 7987 /2020

03 JUL 2020