भारतीय गैर न्यायिक

पचास रुपये

रु.50

भारत

सत्यमेव जयते

INDIA

FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

गोवा GOA

Serial No. 9705 Place of Vendor Panaji Date 17/10/19

Value of Stamp Paper

Name of Purchaser

Residence Name of Father

Purpose Transacting Parties

Sign of Stamp Vendor

Mangala N. Kamat

License No. AC/STP/VEN/747/99

B 459686

NOTARY
SHASHIKANT V. NABAR
ADVOCATE & NOTARY
TISWADI TALUKA
PANAJI-GOA 403 001
REG. NO. 228
EXP. DT. 31/07/2021
GOVT. OF GOA (INDIA)

भारत INDIA 100 100 100 रुपये RUPEES ONE HUNDRED

भारत INDIA 100 100 100 रुपये RUPEES ONE HUNDRED

भारत INDIA 100 100 100 रुपये RUPEES ONE HUNDRED SPECIAL ADHESIVE

भारत INDIA 100 100 100 रुपये RUPEES ONE HUNDRED SPECIAL ADHESIVE

भारत INDIA 50 50 पचास रुपये FIFTY RUPEES SPECIAL ADHESIVE

## AFFIDAVIT CUM DECLARATION

I **SHRI. RAJESH TARKAR**, son of Shri. Ulo Tarkar, business, married, of major age, Indian National, holder of Pan Card bearing No.AFOPT9698A, holder of Aadhaar Card bearing No.8284 2404 8761, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa, sole Proprietor, **RAJDEEP BUILDERS**, a proprietorship concern having its office at 202, 2nd Floor, Mathias Plaza, above Canara Bank, 18th June Road, Panaji, Goa, **PROMOTER** of the project named **"RAJDEEP INDU-SHREE RESIDENCY"**, surveyed under Chalta No.13 of P.T. Sheet No.111 of City of Mapusa Bardez, State of Goa, do hereby by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

(1) I have 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 Joint Venture Development Agreement between owners and me/promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31.08.2024;

(4) For new project seventy per cent of the amounts realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 compliance with the proportion to the percentage of completion of the project.

(7) That I/the promoter has taken all the required approvals, from the competent authorities and shall take all the required approvals in future 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.

(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.

Solemnly affirmed on 18th day of October 2019 at Panaji, Goa.

**DEPONENT**

**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 on this 18th day of October 2019 at Panaji Goa.

**DEPONENT**

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NOTARIAL NOTARIAL NOTARIAL

NOTARY SHASHIKANT V. NABAR ADVOCATE & NOTARY TISWADI TALUKA PANAJI-GOA REG. NO. 229 EXP. DT. 11/07/21 GOVT. OF GOA (INDIA)

Solemnly affirmed before me by
Shri/Smt. Rajesh Parkar
who has been identified by
PMY
Whom I personally know
Reg. No. 3457 Dated 18/10/2019

SHASHIKANT V. NABAR
Advocte & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No. 229