

गोवा GOA

Serial No 9979 Place of Vendor, Panaji, Goa 30/11/18
Value of Stamp Paper 500
Name of Purchaser Rajesh Sheth
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

496592

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747

Sign of Purchaser



Affidavit cum Declaration

I, Shri Rajesh S. Sheth, S/o late Mr. Sadanand S. Shet, aged 46 years Indian national, Director of M/S Jai Bhuvan Builders Pvt. Ltd., Promoter of the project named "In Nature's Lap" being constructed at Carambolim, Tiswadi Goa and duly authorized by the promoter of the proposed project vide Authorization of Board Resolution dated 15th March 1996, do hereby solemnly declare, undertake and state as under:

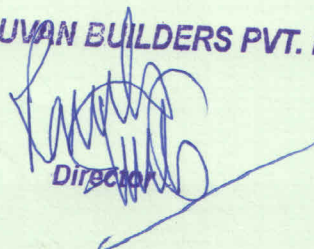
For JAI BHUVAN BUILDERS PVT. LTD.


Director



- (1) That the Promoter has 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 the promoter from the date of registration of project; is 31/05/2022, further to grant of extension in accordance with GOA RERA Rules and RERA CENTRE ACT.
- (4) That seventy percent of the amounts realized 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That the promoter shall take all the pending approvals on time, from the competent authorities, subject to delay, if any, attributable to the Authorities.
- (8) That 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 the promoter has finished such other documents as have been prescribed by the rules and regulations made under the Act.

For JAI BHUVAN BUILDERS PVT. LTD.


Director



(10) That 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 this day of 7th December 2018 at Porvorim Bardez – Goa.

for JAI BHUVAN BUILDERS PVT. LTD.

Deponent

[Identified by PAN Card bearing No. AAIPSS197A]

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 7th December 2018.

for JAI BHUVAN BUILDERS PVT. LTD.

Director

Deponent.

[Identified by PAN Card bearing No. AAIPSS197A]



EXECUTED BEFORE ME
WHICH I ATTEST

Mrs. Salome D. Naik
Advocate & Notary
Bardez Taluka
Alto - Porvorim, Goa
Reg. No. 297

Se. No. 3080/2018

Dated: 07/12/2018.