



गोवा GOA

Serial No. 1607 place of St. Vennd Mapusa Date 08/04/2021

570255

Value of Stamp paper 500/-

Name of Purchaser Bhim Rat JASHI

Residence at Siddim Son of \_\_\_\_\_

Signature of Vendor [Signature] Signature of Purchaser [Signature]

CUR. CONTRACT - LIC NO. AC/STP/VEN/34/2003



**AFFIDAVIT CUM DECLARATION**

...2/-

[Signature]

I, **MR. LOKESH CHHABRA**, son of Jagdish Chhabra, aged 27 years, Indian National, promoter of the project "MAR SELVA", duly represented as the Director of Jaglax Realty Pvt. Ltd., a Private Limited Company registered before the Registrar of Company under registration No. 302216 dated 28/06/2016, having its office at T-16, Andheria Mode, Mehrauli, New Delhi, 110 030, do hereby solemnly declare, undertake and state as under:-



- 1) That the promoter has a legal Title Report on which the development of the project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of sale deed 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 the promoter from the date of registration of project is 01/07/2024.
- 4) (i) That seventy percent of the amounts to be realised hereinafter by 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 the construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire amounts to be realised hereinafter by promoter for that 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 the construction and land cost and shall be used only for that

...3/-



purpose, since the estimated receivable of the project is less than the estimated cost of the completion of the Project.

- 5) That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with of the Goa Real Estate(Regulation and Rule Development) (Registration of Real Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules , 2017.



- 6) That, the promoter shall get 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 audit that the amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion of completion of the project.
- 7) That, the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That, the promoter shall inform the Authority regarding all the changes that have occurred in the information that 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 shall furnish such other documents as have been prescribed by rules and regulations made under the Act.

...4/-

10) That, the promoter shall not discriminate against any Allottee at the time of allotment of any Villas in the said project as the case may be.

Date: 22/07/2021

Place: Mapusa-Goa.

For Jaglax Realty Pvt. Ltd.



(Mr. Lokesh Chhabra)

Director



#### VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us.

Verified by me at Mapusa-Goa on this **22<sup>nd</sup> day of July, 2021.**



**MR. LOKESH CHHABRA**

#### **DEPONENT**

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Lokesh Chhabra  
WHO IS IDENTIFIED BEFORE ME BY  
Personally  
WHOM I PERSONALLY KNOWN  
REG No. 2993/21 DATED 22/7/2021




**VIKESH K. HARMALKAR**  
NOTARY AT MAPUSA BARDEZ GOA  
STATE OF GOA - INDIA