



St. No. 5409 ... Place of Vend VASCO Date of Sale 12 FEB 2021
Vendor NIL/53M, NADKARNI R/O Chicalim 559502
Licence No. L/S/VEN-LIC/2005/AC-1
Value of Stamp Rs. 500/-
Name of Purchaser ANIL MARUTI SAWANT
R/O VASCO, Purchaser Name MARUTI SAWANT
Purpose Transacting Purpose
As there is one single Stamp Paper for the value of Rs. 500/-
Additional Stamp Paper for the completion of the value is attached
Along with.
Sign Of Stamp Vendor Sign. Of Purchaser

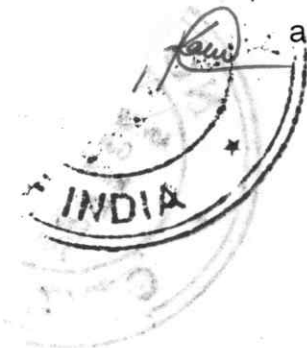
FORM 'II' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION



AFFIDAVIT CUM DECLARATION of MR. ANIL M. SAWANT, son of Mr. Maruti Sawant, aged about 46 years, married, businessman, Pan Card No. _____ Aadhar Card No. _____ Mobile No.9822583719, email address: gajrajconst@gmail.com, Indian National, Vasco da Gama, Goa, Managing Partner of M/S. GAJRAJ BUILDERS AND DEVELOPERS, having Permanent Account Number _____ a partnership firm under Indian Partnership Act 1932, of the having its office at Shop No.2, 3rd Floor, Karma Paes avenue, Near Civil and Criminal Court, Vasco da Gama, Goa, registered before the Registrar of Firm, Margao, Goa bearing no. MGO-F21-2012, registered on 24th June 2012, promoter of the project named " JULIETA COMPLEX", AQUEM, Margao, Goa.

I, MR. ANIL M. SAWANT, son of Mr. Maruti Sawant, aged about 46 years, married, businessman, Pan Card No. _____ Aadhar Card No. _____, Mobile No.9822583719, email address: gajrajconst@gmail.com, Indian National, Vasco da Gama, Goa, Managing Partner of M/S. GAJRAJ BUILDERS AND DEVELOPERS, having Permanent Account Number _____, a partnership firm under Indian Partnership Act 1932, of the having its office at Shop No.2, 3rd Floor, Karma Paes avenue, Near Civil and Criminal Court, Vasco da Gama, Goa, registered before the Registrar of Firm, Margao, Goa bearing no. MGO-F21-2012, registered on 24th June 2012, promoter of the proposed project do hereby solemnly declare, undertake and state as under:



(1) That I have 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 me/promoter from the date of registration of project; is 31/03/2025.

(4) (a) For new projects: 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (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 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.

(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 15th day of February 2021 at Vasco da Gama, Goa.



Deponent



VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Vasco da Gama, Goa on this 15th day of February 2021.


Deponent

Solemnly affirmed before me by

Anil Sawaal

Who is Identified to me by Aadhon

Card no. 6315 6564 6910

Who is personally known to me

this 15th day of February 2021

Reg. No. 679 / 2021



Adv. Ms. HARJIT KAUR GURMIT SINGH
NOTARY

(Govt. Of India)

Shop No. 26, Ground Floor
Karma Paes Avenue,
Vasco-da-Gama, Goa.

