



गोवा GOA

Sr. No. 6140..Place of Vend

Date of issue 22/03/22

653206

Value of the Stamp Paper Rs. 500

Name of the Purchaser Shankarrao Desai

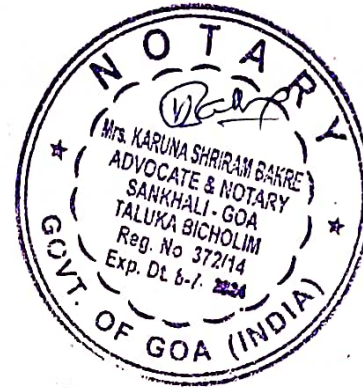
Residing at Sankhali Son of

Signature of Vendor

Mr. S T Karab

Signature of Purchaser

Lic. No. PC/STP/VEN/99/477



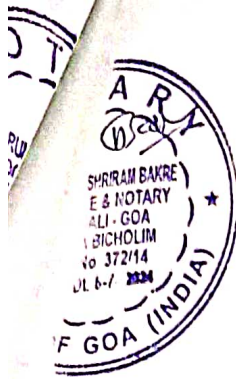
FORM 'II'

[See rule 3(6)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. SHANKARRAO APPASAHEB DESAI**, Proprietor in **KAKA BUILDERS**, the promoter of the proposed project named "**LADJI COMPLEX**" vide its authorization dated 22<sup>nd</sup> March, 2022;

*[Signature]*



I, Mr. SHANKARRAO APPASAHEB DESAI, son of Late SHRI. APPASAHEB DESAI, aged 58 years, resident of House no. 62, Maulangtad, Sankhali, Goa, 403505, duly authorized by KAKA BUILDERS, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. Nizam Shamsuddin Ladji and Mrs. Zaidabi Nizam Ladji has a legal title to the land on which the development of the Project is proposed,

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and 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<sup>st</sup> March 2025.**

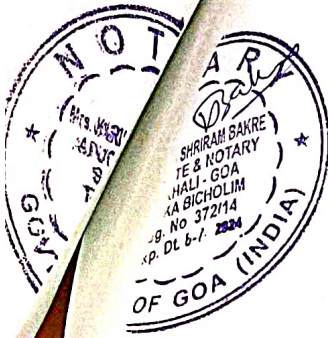
4. (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized here in after 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

*Shankar*





cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realized here in after 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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.

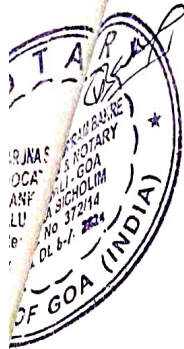
6. That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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

*Signature*



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 01<sup>st</sup> <sup>April</sup> day March, 2022.

*Shankarrao*  
**Mr. SHANKARRAO APPASAHEB DESAI**  
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 01<sup>st</sup> <sup>April</sup> March, 2022.

**BEFORE ME**

*Bakre*  
**Mrs KARUNA SHRIRAM BAKRE**  
B Com 11F  
ADVOCATE & NOTARY  
SANKHALI - GOA  
TALUKA BICHOLIM

*Shankarrao*  
**Mr. Shankarrao Appasaheb Desai**  
Deponent

Identified by:- Aadhaar card  
No. [REDACTED]

**Solemnly Affirmed and Signed**

**BEFORE ME**

by the above named Executant/Deponent  
Shri / Smt. **Shankarrao Desai**  
.....R/o. as above.....

Who is identified before me by  
Shri/Smt. ... **Aadhaar card** ...  
whom I personally know  
Office of the Notary at Sankhali, Tal. Bicholim  
on this 01<sup>st</sup> day of April 2022  
Notarial Stamps Rs 30/- Reg. No. 1522/2022

*Bakre*  
**Mrs KARUNA SHRIRAM BAKRE**  
B Com 11F  
ADVOCATE & NOTARY  
SANKHALI - GOA  
TALUKA BICHOLIM

