

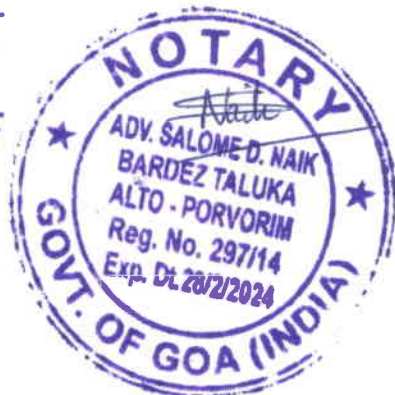


गोवा GOA

619921

Sr. No. 13224 Place of vend MAPUSA, Date 07/09/2020
Value of stamp paper 500
Name of purchaser R-Shetye
Residing at Porra Son / wife of P. Shetye
As there is no one single stamp paper for the
value of Rs. Additional stamp papers for the
completion of the value is attached alongwith.
Purpose
Signature of Vendor
L. No 22 (R.R.P Dessai)

Transacting Parties
Signature of Purchaser




Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ravlu Pundalik Shetye Proprietor of M/s. Shetye Real Estate for the project named Shetye's "LOTUS AVENUE" Phase I in plot bearing survey No. 358/2 (part) at Socorro , Porvorim Bardez – Goa by the Developer/Promoter of the proposed project,

[Signature]

.....2/-



I, Shri. Ravlu P. Shetye Proprietor of M/s Shetye Real Estate son of Pundalik Shetye aged 58 years, having PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian National, residing at House No 883/5, Kamat Nagar Socorro Porvorim Bardez Goa, Developer/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 OR 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 the agreement between such owner and Developer/Promoter for development of the real estate project is enclosed herewith.

- (2) That the project land is free from all encumbrances. OR That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
- (3) That the time period within which the project shall be completed by Developer/promoter from the date of registration of project; is 31/12/2030.

- (4) (a) For new projects:

That seventy per cent of the amounts realized by Developer/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 hereinafter by Developer/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



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

OR

(ii) That entire amounts to be realized hereinafter by Developer/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 Developer/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 Developer/Promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I the Developer/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.

.....4-



- (9) That I the Developer/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I the Developer/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 24th day of December 2022 at Porvorim - Goa.

Deponent


Mr. Ravlu P. Shetye

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 - Goa on this 24th day of December 2022.


Deponent


Mr. Ravlu P. Shetye

Identified by PAN Card
bearing No. [REDACTED]



EXECUTED BEFORE ME
WHICH I ATTEST


Mrs. Salome D. Naik
Advocate & Notary
Bardoz Taluka
Alto - Porvorim, Goa
Reg. No. 287

Serial No. 4466/2022
Dated : 24/12/2022