



गोवा GOA

Serial No. 2384 place of St. Vennd Mapusa Date

28/5/2020 621204

Value of stamp Paper 500/-

Name of Purchaser Bharat Thakran

Resident at Porvorim son of _____

Signature of Vendor (Signature) Signature of Purchaser

COPY AND IT-LIC NO. AC/STI/VEN/84/2003



Affidavit cum Declaration

Affidavit cum Declaration of Ms. GULSHAN HOMEZ AND DEVELOPER'S proprietor of the proposed project, vide his authorization dated 28/05/2020.

I, BHARAT THAKRAN promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(Signature)

1. That I have a legal title to the land on which the development of the project is proposed project GHD Avenue is to be carried out.

AND

a legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supposed by an affidavit by land owner or any person authorized by land owner 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter by 31-12-2023. 2022

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 on-going projection date of commencement of the Act.

- (i) 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 accordance with Rules framed by State Government.

OR

- (ii) That entire amount to be realized hereafter by me / promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project accordance with Rules framed by State Government.

5. That the amounts from the separate account, shall be withdrawn in accordance with rule 4(2)(I)(D) read with the Rule 5 of the Goa Real Estate (Regulation and Declaration) (Registration of Real Estate Project, Registration of Real Estate Agents, Rate of interest and Disclosure on Website) rule 2017.

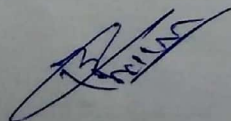
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I / promoter shall take all approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

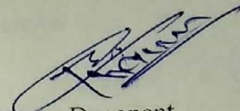
10. That I / promoter shall not discriminate against any allotter at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Verification

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

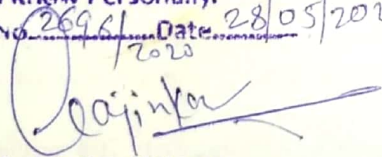
Verified by me at Porvorim on this 28 day of MAY 2020.


Deponent



BEFORE ME
hereby attest the signature (s)/L.H. of Executing Parties.....
Who is /are identified by.....
When I Know Personally.
Serial No. 26961 / 2020 Date 28/05/2020

Bhavat Phalerao
Vale
Stachanlalale,
9131 5672 4828


L. M. GAJINKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA