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	Serial No. 1527 Place of v	end MAPUSA Date <u>QRI 04</u> 12022
1	Name of PurchaserSoSoSoSoSoSoS	R. Parks
	As ther is no single stamp paper for Value of RsAd Complation of the Value is attached	ditional stamp papers for the
SONARA	Purpose	Transacting Parties
V. K. HARMALKAR V. K. HARMALKAR BARDEZ AREA BARDEZ AREA Regd. No. 367 Regd. No. 367 Regl. No. 321 Regl. No. 321 Regl. No. 321	Signature of Ventor L. No. 22 (R.R.P Dessai)	Signature of Purchaser

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of M/S. PATKAR DEVELOPERS, represented by its Proprietor, MR. RAHUL SAINATH PATKAR, Son of Sainath Patkar, 35 years of age, married, business, Indian National, having Pan Card bearing No. Adhaar Card bearing No. Contact No.9850555353, resident of Flat No. G, Ground Floor, Hill Crown Apartments, Altinho, Mapusa, Bardez – Goa, promoter of the proposed project; do hereby solemnly declare, undertake and state as under:

 That I /promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

have/has 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 agreement between such owner and promoter for development of 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.



- That the time period within which project shall be completed by me/ promoter from the date of Registration of Project is 31st December 2023.
- 4. (a) For new projects: That seventy per cent of the amounts realised 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 the cost of construction and the land cost and shall be used only for that purpose.
 - (b) For ongoing project on date of commencement of the Rules_
- (i) That seventy per cent of amounts to be realized hereinafter 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 the cost of construction and the land cost and shall be used only for that purpose.

OR

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(ii) That entire amounts to be realized hereinafter by me/
promoter for the 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 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 estimated cost of completion of the
project.



5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1)(D) read with rule 5 of 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.

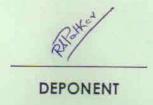


- 6. That I / the promoter shall get the accounts audited within six months after end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
- That I / 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.
- That I/ the promoter have / has furnished such other documents as have been prescribed by rules and regulations made under the Act.
- 10.That I/ 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 7th day of April 2022 at Mapusa, Bardez – Goa.





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 on this 7^{th} day of April 2022 at Mapusa, Bardez – Goa.

DEPONENT



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Pakal Pattas,
WHO IS IDENTIFIED BEFORE ME BY
PERSON Ally
WHOM I PERSONALLY KNOWN
REG No. 1589/22 DATED 7/4/2022

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