



गोवा GOA

24 NOV 2021 634472

Serial No. 2905 Place of Vend PONDA Date \_\_\_\_\_  
Value of Stamp Paper M 5001  
Name of The Purchaser Prathamesh Sukthankar  
Resident at Ponda-Goa Son of Shamrao  
For the purpose of \_\_\_\_\_

Signature of the Vendor  
A. D. S. Kulkarni  
Licence No. 2/88

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Mr. Prathamesh Bhagyachandra Sukthankar, son of Mr. Bhagyachandra Sukthankar, aged 29yrs and Mr. Bhagyachandra Shamrao Sukthankar, aged 72yrs, both Indian National, promoter of proposed project "ANANTARA" and partners of SHAMRAO BUILDERS, a partnership firm, duly registered before the Registrar of Firms of Ponda under registration No. MGO-F188-2018 Dated 23/06/2018, having its office at 418, 4<sup>th</sup> floor, Rajdeep Gallaria, Sadar, Ponda-Goa, do hereby solemnly declare, undertake and state as under:-

Signature of Prathamesh Sukthankar

AFFIDAVIT CUM DECLARATION

Verified by me at Ponda-Goa on this 27 November 2021



- 1) That the promoter has a legal Title Report on which the development of the project is being carried out and legally valid authentication of title of such land along with an authenticated copy sale deed dated 07/02/1994 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 the promoter from the date of registration of project is 29/12/2025.
- 4) (i) That seventy percent of the amounts to be realised hereinafter by 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.

OR

(ii) That entire amount to be realised hereinafter by promoter for that 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 the construction and land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of the completion of project.

- 5) That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects Agents , Rates of Interest and Disclosures on Website) Rules, 2017.
- 6) That, the promoter shall get accounts audited within six months after the end pf every financial year by s practicing Chartered Accountant, and shall produce a statements of account duly certified and signed by such practicing Chartered Accountant and, it shall be verified during audit that the amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion of completion of the project.
- 7) That, the promoter shall take all the pending approvals on time , from the competent authorities.
- 8) That , the promoter shall inform the Authority regarding all the changes that have occurred in the information under the 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 , the promoter shall furnish such other documents as have been prescribed by rules and regulations made under the Act.
- 10) That , the promoter shall not discriminate against any allottee at the time of allotment of any apartment in said project as the case may be.

For SHAMRAO BUILDERS,

(PRATHAMESH SUKTHANKAR)  
PARTNER

(BHAGYACHANDRA SUKTHANKAR)  
PARTNER

#### VERIFICATION

The contents of the above Affidavit cum Decelaration are true and correct and nothing material has been concealed by us.

Verified by me at Ponda-Goa on this 27 November 2021



Solemnly affirmed before me by  
Shri / Smt. Prathamesh Subthankar

Who is identified before me by  
Shri / Smt. .....  
who is personally known to me.

SATISH S. S. PILGAONKAR  
NOTARY  
PONDA-GOIA  
State of Goa (India)

Reg. No. 940/2021

Date : 27/11/2024

Prathamesh Subthankar  
(Prathamesh Subthankar)  
PARTNER

Satish S. S. Pilgaonkar  
(Satish S. S. Pilgaonkar)  
NOTARY

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