

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Cr. No. 1574 Place XELDEM-QUEPEM-GOA

Date of Sale 20/03/2016 Value of Stamp Paper 500/-

298469

Name of Purchaser Shaikh Irfan

Residing Curcholem Purpose

Signature of Vendor
ROHIDAS V HODARKAR
XELDEM-QUEPEM-GOA
No. JUD/VEN-LIC/2005/AC-I

Signature of Purchaser

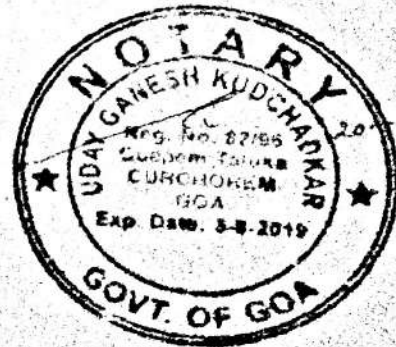
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shaikh Irfan promoter of the project named Shaikh Galaxy of Shaikh Constructions, duly authorized by promoter of the proposed project, vide his authorization No. ___-___ dated ___-___-___;

I, Shri Shaikh Irfan, son of S. A. Mutalib, aged 49 yrs., Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

S. Irfan

1



20-3-2016

1. That I have a legal title Report to the land on which the development of the project is proposed
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 01/04/2021.
4. (a) For new projects : That seventy per cent of the amounts released 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 realised hereinafter 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.

OR

(ii) That entire amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Registration of Real Estate Projects, Registration of Real Estate Agents,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 furnished such other 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.
11. 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 21 day of March at Curchorem Goa.

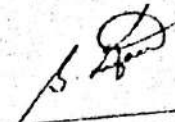



DEPONENT

Verification

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

Verified by me at Curchorem on this 20th day of March, 2018.


DEPONENT

Identified by me :



Solemnly affirmed before me


Uday G. Kudchadkar
NOTARY

Reg No 82196
CURCHOREM GOA

No 7E1 / 20-3-2018

