



गोवा GOA

DATE ... 17/11/18 ... SR. No. ... 3814 ... VALUE ... 500 ...

409437

NAME OF PURCHASER ... Rohit Gera ...

RESIDENT ... Panaji ... PURPOSE ...

PLACE OF ... PANAJI

VENDOR'S  
CHANDRAKANT PATIL  
Lic. No. AC/STP/VEN/LIC/23/2004

X   
PURCHASER SIGN



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of Gera Realty Estates promoter of the proposed project Gera's River of Joy Zone C through its authorized signatory Mr. Rohit Gera, of the proposed project.

I, **Mr. Rohit Gera**, son of **Mr. Kumar Gera** aged **48 years** Indian nationality, duly authorized Signatory of Gera Realty Estates and for the proposed project **Gera's River of Joy Zone C** do hereby solemnly declare, undertake and state as under.

1. That we have a legal title Report to the land on which the development of the proposed project Gera's River of Joy is proposed

AND

a legally valid authentication of title of such land 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 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 the project shall be **Dec-2021**

4. That seventy per cent of the amounts realized by us 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 4(2)(I)(D) read with the Rule 5 of the Goa Real Estate (Regulation and Declaration) (Registration of Real Estate Project, Registration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

6. That we 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 these rules, within seven days of the said changes occurring.



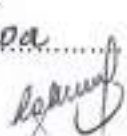
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9. That we shall furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we 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 17<sup>th</sup> day of January 2018 at Goa

  
Deponent

#### 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 Goa on this 17<sup>th</sup> day of January 2018

  
Deponent



Solemnly affirmed before me by  
Shri/Smt. Rohit Chera  
who has been identified by Pan card no.  
AAVY482429  
whom I personally know.  
Reg. No. 55 Date 23/01/18

  
PURUSHOTTAM R. KARPE  
NOTARY FOR TISWADI TALUKA  
STATE OF GOA (INDIA)  
Reg. No. 345