

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

सत्यमेव जयते



584 Place of Veng PONDA Date of issue 28/10/24
Value of Stamp 500/-
Name of the P. Dattaprasad R. Tirodkar
Residing at Usgea - Goa Son of
As there is no other stamp paper of the value of Rs.
Additional Stamp paper for the completion of the value is attached along with

905829

Signature of The Vendor

lic No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchasee

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

I, Mr. DATTAPRASAD RAMNATH TIRODKAR, Son of Late Ramnath Tirodkar, aged 48 Years, married, business, Indian National, resident of H. NO. 141, TALE MATHA, AMBEGAL, PALI, PALE, PONDA, GOA, and promoter of the proposed project "RAMRAJ HEIGHTS" do hereby solemnly declare, undertake and state as under :



- (1) That I Shri Dattaprasad Ramnath Tirodkar, promoter of the Project has a legal title Report to the land on which the development of the Project is proposed.
- (2) That the project land is mortgaged with The Gokul Urban Co-operative Credit Society LTD.
- (3) That the time period within which the project shall be completed by me from the Date of registration of project is **31/12/2027**
- (4) (i) That seventy per cent of the amounts to be realized 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 realized 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.
- (8) That I 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed at PONDA – GOA, on 28th October, 2024

Deponent



Mr. Dattaprasad Ramnath Tirodkar

VERIFICATION

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

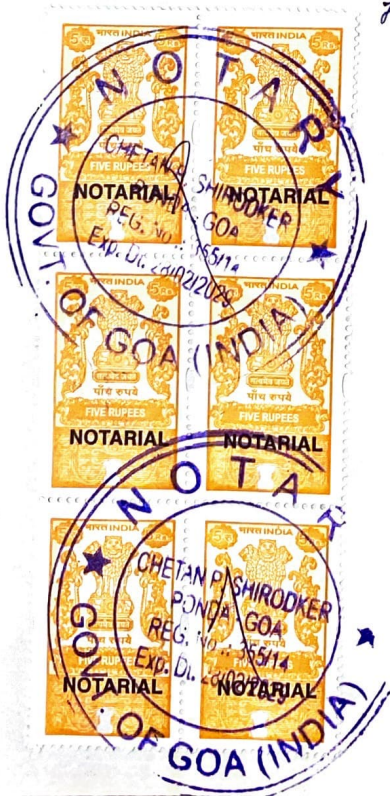
Verified by me at PONDA – GOA, on 28th October, 2024

Deponent

*verified on both
Cards*



Mr. Dattaprasad Ramnath Tirodkar



solemnly affirmed before me by

Shri/Smt. Dattaprasad R. Tirodkar

who is identified to me by

Shri/Smt. _____

who is personally known to me

Date 28/10/24

Place Ponda Goa

Reg. No 1564/2024

EXECUTED BEFORE ME



Adv. CHETAN P. SHIRODKER
NOTARY