3868

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

853761

: No. 375 Place of vend. Sankhali

Date of Issue 22/07/2024 Value of the Stamp

Paper Rs 500/-

Name of the Purchaser Sudhir Desai

Residing at ..... son of .....

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AS/670/VEN/07/2023/524

Signature of Purchaser

NOTARY
KARUNA SHRIRAM BAKRE
ADVOCATE & NOTARY
SANKHALI - GOA
STATE OF GOA
Reg. No - 372/14
Exp. Dt: 08.07.2029
GOVT. OF GOA (INDIA)

Affidavit Cum Declaration

Affidavit cum Declaration of M/s SHIVSHAKTI ENTERPRISES a Parntership Firm registered under BCH-F9-2019 dated 26/08/2019 at Bicholim, Goa under the Partnership Act 1932, having its office at House No. 80/1, "Shivshakti", Desaiwada, Maulangtad, Sankhali, Taluka Bicholim, North Goa,, promoter of the project named AJINKYA TARA RESIDENCY represented herein by the promoter of the proposed project, Mr Sudhir Anand Dessai son of Shri Anand Venkatrao Dessai aged 42 years, married, businessman, Indian National, resident of House No. 80/1, "Shivshakti", Desaiwada, Maulangtad, Sankhali, Taluka Bicholim, Goa-403505, and Shri Sarvesh Anandrao Dessai, aged 38 Years, Married, Businessman, Indian National, Resident of House 80/1, "Shivshakti", Opposite to Temple Desaiwada, Mavlangated, Sanquelim,North Goa - 403505, I do hereby solemnly declares, undertake and state as under.

(1) That M/s SHIVSHAKTI ENTERPRISES has a legal title to the plot bearing survey 40/1-Q situated at Maulinguem South, Bicholim Taluka Goa on the land on which the development of the project namely AJINKYA TARA RESIDENCY 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 M/s SHIVSHAKTI ENTERPRISES is 30/ 07/ 2027;

(4) That seventy per cent of the amounts realised by M/s SHIVSHAKTI ENTERPRISES 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 M/s SHIVSHAKTI ENTERPRISES 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 utilised for the project and the withdrawal has been in compliances with the proportion to the percentage of completion of the project.

(7) That M/s SHIVSHAKTI ENTERPRISES shall take all the pending approvals on time, from the competent authorities.

(8) That M/s SHIVSHAKTI ENTERPRISES 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 M/s SHIVSHAKTI ENTERPRISES has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That M/s SHIVSHAKTI ENTERPRISES 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 24th day of July.2025 at Sanquelim

Sudhir Anand Dessai

Sarvesh Anandrao Dessai

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 Sanquelim on this 24th day of July 2025.

Sudhir Anand Dessai
Identified by:- Aadhar No. [redacted]

Sarvesh Anandrao Dessai
Identified by:- Aadhar No. [redacted]

Deponents

NOTARIAL
KARUNA SHRIRAM BAKRE
ADVOCATE & NOTARY
SANKHALI - GOA
STATE OF GOA
Reg. No - 372/14
Exp. Dt: 08.07.2029
GOVT. OF GOA (INDIA)

Solemnly Affirmed and Signed
BEFORE ME
by the above named Executant/Deponent
Shri / Smt 1) Sudhir A. Dessai
2) Sarvesh A. Dessai
R/o as above
who is identified before me by
Shri/Smt Aadhar Card
whom I personally know
Office of the Notary at Sankhali, Tal. Bicholim
on this 24 day of July 2025
Notarial stamps Rs 30/- Reg No 3868/2025

Mrs KARUNA SHRIRAM BAKRE
B Com LLB
ADVOCATE & NOTARY
SANKHALI - GOA
TALUKA BICHOLIM