



गोवा GOA

Sr No. 7148 Place of Vendor Margao, Goa Dt. 20/01/2025

978611

Value of Stamp Paper: 500/-

Name of Purchaser: Arwin S. Gois

Residing at: Father's Name:

As there is no one single stamp paper for the value of Rs. 500/-, additional stamp papers for the completion of the value are attached alongwith

Sign of Stamp Vendor

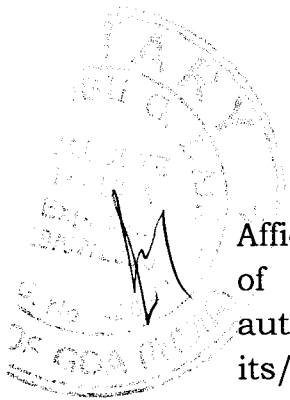
LIC. No. JUD/VEN-LIC/2/2008/AC-I
Arwin S. Gois, Margao-Goa

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

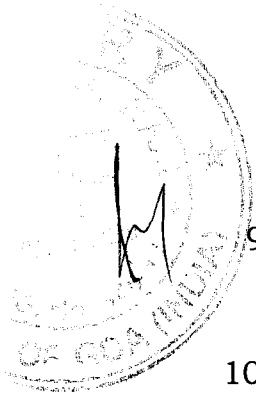
Arwin S. Gois



Affidavit cum Declaration of **Mr. Pradeepchand Sail** authorized Partner of **LOTUS DEVELOPER** promoter of the proposed project/duly authorized by partner of the promoter of the proposed project, vide its/their/her letter of authorization dated 09.01.2025.

I, **Mr. Pradeepchand Sail** authorized Partner of **LOTUS DEVELOPER** promoter of the proposed project known as **"RIDDHI CLASSIC"** duly authorized by the partner of the promoter of the proposed project do hereby solemnly declare, undertake and state on behalf of **LOTUS DEVELOPER** as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31st, December, 2026.
4. That seventy per cent of the amounts realized 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.



9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

Deponent

Mr. Pradeepchand Sail
For **LOTUS DEVELOPER**

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 **Margao, Goa** on this **20th** day of the Month of **January** of the year, **2025**.

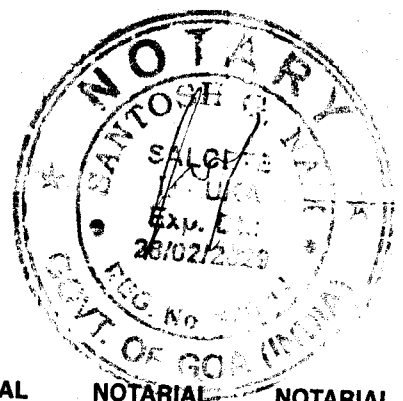
21/2

Deponent

Mr. Pradeepchand Sail
For **LOTUS DEVELOPER**

Solemnly affirmed before me by
Shri/Smt. Pradeepchand Sail
Who is known to me by
Shri/Smt. 350208725245
Who is p. Sail before me
on this... 21/2 Sail 2023

SANTOSH CHANDRA NAIK
SALCOTE, E. LUKA
STATE OF GOA (INDIA)
Reg. No. 386/2023
Date 21.01.2025



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