



गोवा GOA

Sr No: 229 Place of Vendor: Margao. Date: 20/02/2018

366494

Vendor's Name: Antonio Joao De Abreu; License No: JUD/VEN - LIC/ 2007/AC-I/

Value of Stamp Paper: Rs. 500/-

Purchaser's Name: Talak Homes & Estates

Residence: Margao Father's Name

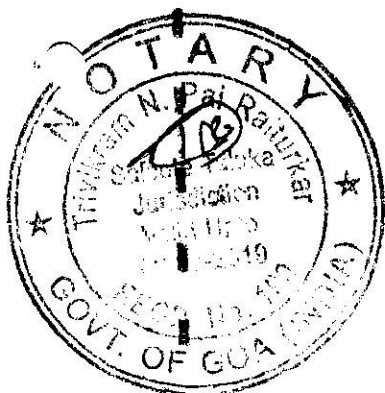
Purpose: Transacting Parties

As there is no single paper for the value of Rs.

Additional stamp papers for the completion of the value are attached alongwith.

Signature of Vendor

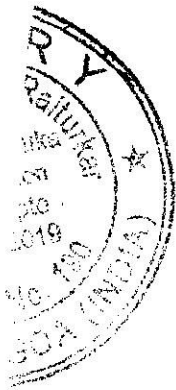
Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. TALAK HOMES & ESTATES, promoter of the project named 'SHIVAM' duly authorized by the promoter of the proposed project, vide its authorization No. 207 dated 24/11/1986; I, Shri. MADHAV V. TALAK son of Vishnu Talak, aged 62 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That promoter has a legal title Report to the land on which the development of the proposed project is to be carried out
- 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.



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- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by promoter from the date of registration of project; is 30/06/2020;
- (4) (a) For ongoing project on the date of commencement of the Rules—
(i) That seventy per cent of the amounts to be realised hereinafter 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That 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 the promoter has appointed Shri. **P.V. RAIKAR** as the Architect to plan and design the said development.
- (12) That the promoter has appointed Shri. **DAMODAR SHANBHAG** as Structural Engineer to carry out the structural design of the said development.

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(13) That the promoter has appointed M/s. **R.K. PIKALE & ASSOCIATES** as Chartered Accountant and Accounts Auditor for the said development.

Solemnly affirmed on 22nd day of February 2018 at Margao.


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 Margao, on this 22nd day of February, 2018.


DEPONENT



Solemnly affirmed before me by
Shri/S^{rs} Madhav K. Talac
Who is identified before me by
Shri/S^{rs} Sachin Salunkar
Who is present by and to me
DATE: 22.02.2018
REG. No. 4899/2018


Trivikram N. Pai Hatturkar
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA