



गोवा GOA

Serial No. 858 Place of Vend. Ponda Date 11/5/18
 Value of Stamp paper 500
 Name of Purchaser Mr. Krishna Shetye
 Residing at Ponda Son of Sakaram Shetye
 For the Purpose of
 Signature of Vendor Signature of Purchaser

370851

Licence No. 2
 S.D.S. Curlikar
 PONDA



FORM 'II'
 [See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. KRISHNA SHETYE promoter of the project named Shetye Avenue /duly authorized by the promoter of the proposed project, vide its/his/their authorization No. N.A. dated; I, Sh. KRISHNA SHETYE son/daughter of SAKARAM SHETYE Aged 58 YEARS Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed



Shetye

भारतीय न्यायिक
भारत INDIA

500
RUPES
HIVE HUNDRED

500
Rs.

INDIA NON JUDICIAL



370821

Serial No. 828
Value of stamp paper
Name of purchaser
Residing at
For the Purpose of
Signature of Vendor
Signature of Purchaser

Licence No. 3
S.D.S. Courtkat
PONDIA



FORM 'I'
[see rule 3(a)]

FORM OF DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
(To be submitted in stamp paper of value not less than Rs. 200/-)

Affidavit cum Declaration

I, the promoter of the proposed project, hereby solemnly declare, undertake and state as under:
1. That I, the promoter of the proposed project, duly authorized by the promoter of the proposed project, have submitted to the proposed project a report to the proposed project, which report has a legal title report to the land on which the development of the project is proposed.



OR

have/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.

(2) That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/03/2024 ;

(4) (a) For new projects: That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Rules—

(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.

Abhe

OR

have a legal title Report to the land on which the development of the proposed project is to be carried out

... valid authentication of title of such land along with an authenticated copy of the ... between such owner and promoter for development of the real estate project is ...

... the project land is free from all encumbrances.



That details of encumbrances including dues and litigation, details of any rights, title interest or name of any party in or over such land, along with details

(b) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31/03/2024 ;

(4) (a) For new projects: That seventy per cent of the amount realized 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.

(d) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amount 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 amount 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.

(2) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)

(i) (D) read with rule 2 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.

[Handwritten mark]

(6) That I/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 I/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/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 I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/the 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 05th day of June 2018

KRISHNA SHETYE

Krisha Shetye
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 05th day of June 2018

Krisha Shetye
KRISHNA SHETYE
Deponent

solemnly affirmed before me by
Krishna Shetye

who is identified before me by _____

who is Personally known to me

Date: 6-6-2018

Place: Ponda - Goa

Ref No: 1407/2018

Datta A. Gaonkar

ADV. DATTA A. GAONKAR
NOTARY
PONDA
STATE OF GOA
- INDIA -

