



गोवा GOA

Serial No. 151291 Place of St. Vennd Mapusa Date 18/12/23

828107

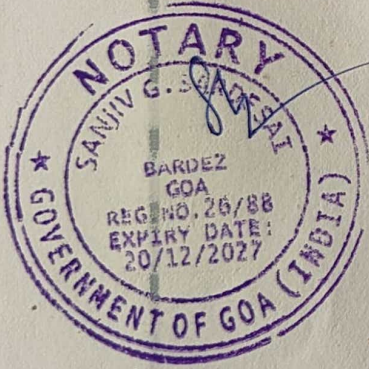
Value of Stamp paper 500/-

Name of Purchaser Bipin Chandelkar

Residence at Mapusa Son of [Signature]

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



FORM 'II'

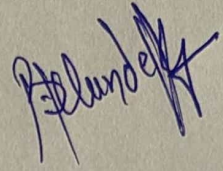
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Bipin Yeshwant Chandelkar**, promoter of the project named **"Martin Heights"**.

[Signature]

I, Mr. Bipin Yeshwant Chandelkar, Age 46 Adult, Occupation Business, residing at Flat No 172 Satyesh Residency, Khorlim, Near Shivsagar Sawmill, Mapusa, Bardez, Goa - 403507, promoter of the proposed project do hereby solemnly declare, undertake and state as under:



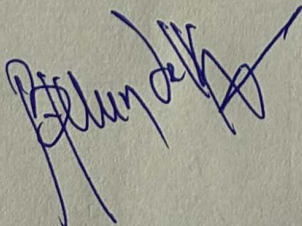
(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.

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

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 21.08.2026.

(4) That seventy per cent of the amounts realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of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/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.

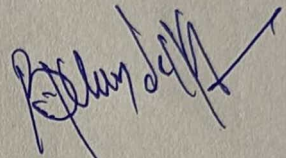
(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(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 Dated 18/12/2023

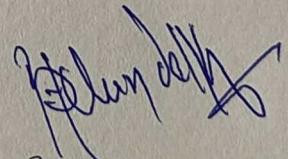



(+) Bipin Yeshwant Chaudhkar
Deponent

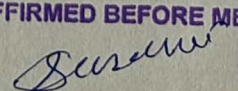
Verification

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 Mapusa on Dated 18/12/2023


(+) Bipin Yeshwant Chaudhkar
Deponent
Holding Akhar Card
[Redacted]



SOLEMNLY AFFIRMED BEFORE ME BY (+)

SANJIV G. SARDESAI
NOTARY
REG. NO. 7110 DATE 18 DEC 2023