



गोवा GOA

3298, 100, 28/07/2023

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Value of Stamp Paper Rs. 100

Name of the Purchaser: Gopesh Shirsalkar

Signature of Vendor: Sangulim

Signature of Purchaser: [Signature]

Signature of Vendor: V. Sarankar

Signature of Purchaser: [Signature]

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Signature of Purchaser: [Signature]

Signature of Vendor: [Signature]

Signature of Purchaser: [Signature]

Signature of Vendor: [Signature]

Signature of Purchaser: [Signature]



AFFIDAVIT CUM DECLARATIC

Affidavit cum Declaration of We, (1). **SHRI. UDAI VASANT RAIKAR** alias **UDAI VASSANT RAIKAR**, son of Shri. Vasant Raikar, 63 years of age, married, business, Indian National, holding Pan card No. [Redacted], Aadhar Card No. [Redacted] and Mobile No. [Redacted] and (2). **MRS. SUCHITA UDAI**

...2/-

[Signature]

[Signature]

[Signature]

[Signature]

:2:

RAIKAR, wife of Shri. Udai Raikar, 52 years of age, married, business, Indian National, holding Pan card No. , Aadhar Card No. and

Mobile No. and (3). **SHRI. RAJESH VASANT RAIKAR** alias **RAJESH VASSANT RAIKAR**, son of Shri. Vasant Raikar, 49 years of age, married, business, Indian National, holding Pan card No. , Aadhar Card No. and

Mobile No. and (4). **MRS. RATI RAJESH RAIKAR**, wife of Shri. Rajesh Raikar, 40 years of age, married, business, Indian National, holding Pan card No. , Aadhar Card No. and

Mobile No. , all are resident of H. No. 137, Valpoi, Sattari-Goa, authorized partners of **M/S. VASANT MUKTAI CONSTRUCTIONS**, a partnership firm of the proposed project "**VASANT MUKTAI ARCADE**".

We, (1). **SHRI. UDAI VASANT RAIKAR** alias **UDAI VASSANT RAIKAR**, son of Shri. Vasant Raikar, 63 years of age, married, business, Indian National, holding Pan card No. , Aadhar Card No. and Mobile No. and (2).

MRS. SUCHITA UDAI RAIKAR, wife of Shri. Udai Raikar, 52 years of age, married, business, Indian



(Signatures)



:3:

National, holding Pan card No. , Aadhar Card No. and Mobile No.

and (3). **SHRI. RAJESH VASANT RAIKAR** alias **RAJESH VASSANT RAIKAR**, son of Shri. Vasant Raikar, 49 years of age, married, business, Indian National, holding Pan card No. , Aadhar Card No. and Mobile No.

and (4). **MRS. RATI RAJESH RAIKAR**, wife of Shri. Rajesh Raikar, 40 years of age, married, business, Indian National, holding Pan card No. , Aadhar Card No. and Mobile No.

all are resident of H. No. 137, Valpoi, Sattari-Goa, authorized partners of **M/S. VASANT MUKTAI CONSTRUCTIONS**, a partnership firm of the proposed project "**VASANT MUKTAI ARCADE**" do hereby solemnly declare, undertake and state as under:

1. That we have legal title Report to the land on which the development of the ongoing project is being carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project is enclosed herewith.

:4:

1. That the said land is free from all encumbrances.
2. That the project is consisting of 15 shops and 17 flats.
3. That the time period within which the project shall be completed by us is 4 years (Date).
4. That seventy per cent of the amounts to be realized hereinafter by me 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 Disclosers on website) Rules 2017.
6. That we 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 utilized for the



[Signature]

[Signature]

[Signature]

[Signature]

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project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.




Deponent No.1


Deponent No.2


Deponent No.3


Deponent No.4

:6:

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 Bicholim on this ¹¹13 day of October 2023.




Deponent No.1

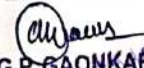

Deponent No.2


Deponent No.3


Deponent No.4



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Valeu Rai'kar & others
WHOM I IDENTIFIED BEFORE ME BY
Achar caul
WHOM I PERSONALLY KNOW
REGD. NO. 3933/2023 DATED 13/10/2023

BEFORE ME

G.P. GAONKAR
B.A.LLB
Advocate & Notary Public
Valkaji, Sattari - Goa