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गोवा GOA

Sr. No. 27597 Place of Vend PONDA Date of issue 20/3/2020
Value of Stamp Paper Rs. 500/-
Name of the Purchaser Arvind Dhaimodkar
Residing at Ponda Goa
As there is no one single stamp paper of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with

Signature of The Vendor

Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



AFFIDAVIT CUM DECLARATION

We Mahalaxmi Developers promoters of the proposed project, named "ARVIND" situated at Survey No.191/3-L, at Tisk-Ponda, Ponda, Taluka South Goa, duly represented by partner Shri. Arvind Vishwanath Dhaimodkar son of Shri Vishwanath Dhaimodkar, aged 56 years, Indian National, do hereby solemnly declare, undertake and state as under:

1. That We promoters have a legal title Report to the land on which the development of the project is proposed

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.

3. That the time period within which the project shall be completed by us from the date of registration of project; is 31/12/2021

4. That Seventy per cent of the amounts realised by us 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rules 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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) Rule, 2017.

6. That We the promoters shall get the accounts audited within six months after the end of every financial year by a practising Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accounts, 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.

GOA
Adv. R.
N.S.
A. Shrivastava

A. Shrivastava

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

8. That we the promoters 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 these rules, within seven days of the said changes occurring.

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

10. That we the promoters shall not discriminate against any allottee at the time of allotment of any apartment, shop or covered parking, as the case may be.

11. The contents of our above Affidavit cum Declaration, in the above para 1 to 11 are true and correct and nothing material has been concealed by us therefrom.

Solemnly affirmed on 8th day of May 2020, at Ponda Goa

[Handwritten Signature]

Place: Ponda-Goa

Deponent

Date: 08/05/2020

This Affidavit/Document is executed before me and I attest its execution

[Handwritten Signature]

ADV. RAKSHA H. PHADTE
NOTARY PONDA
STATE OF GOA
--INDIA--

Off. No. 36,
Ponda Commerce Centre,
Ponda - Goa.

Place: Ponda, Goa.

Date: 8/05/2020 Reg. No. 7515/2020.

