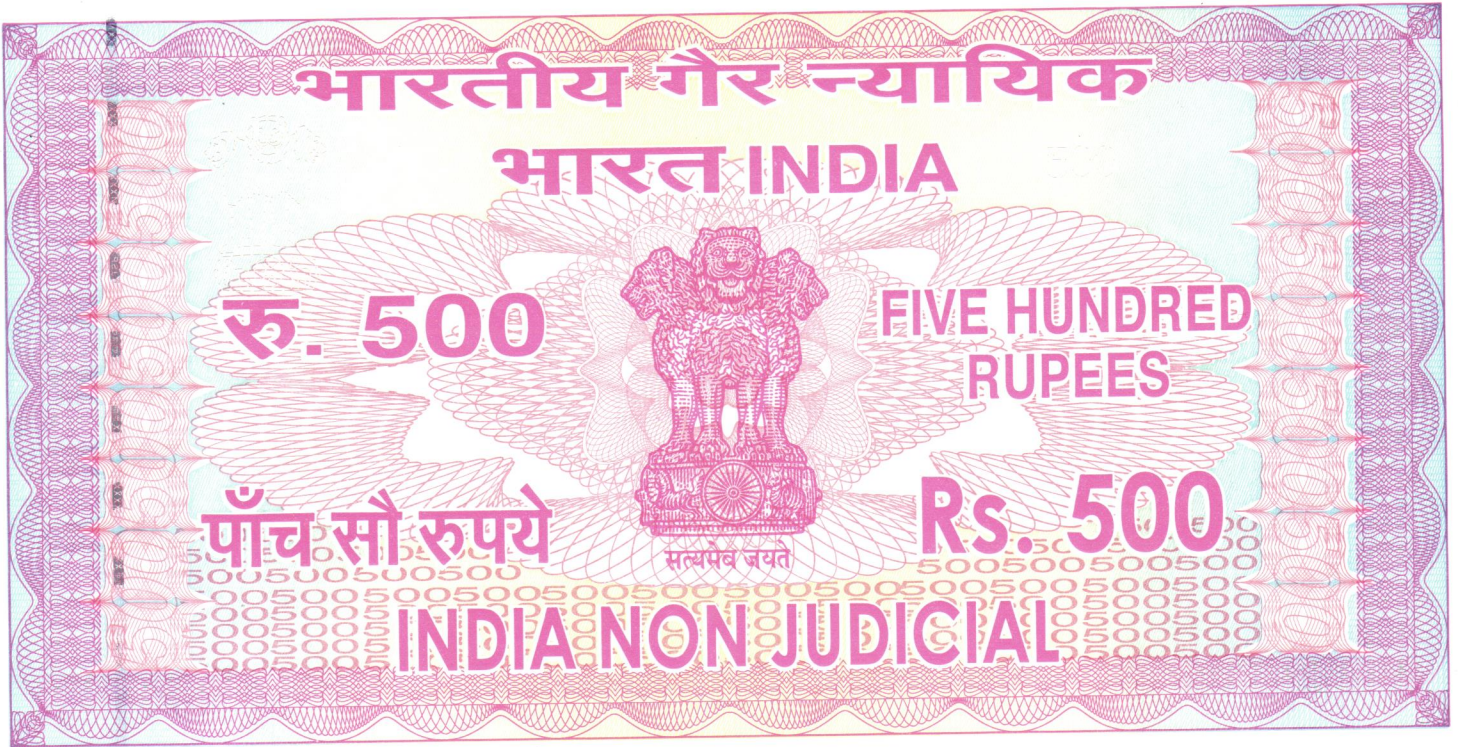




गोवा GOA

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28/10/2025 A 021684

Value of stamp paper 500/-

Name of the purchaser Rajesh Tarkar

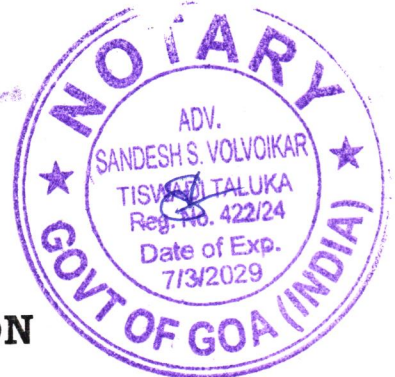
Residing at Dona - Paula son of Ulo Tarkar

Swati/c

No. of the Stamp received

MRS. SUNITA U. NAIK
Licence No. AC-STP-VEN/2000/833
dt. 18-08-2000.

Notary Seal



AFFIDAVIT CUM DECLARATION

We (1). **SHRI. RAJESH TARKAR**, son of late Ulo Tarkar, Business, Married, of major age, Indian National, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa, Sole Proprietor, **RAJDEEP BUILDERS**, a Proprietorship concern having its office at 708, 709 and 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa-403001 and (2). **MR. SUJITH KUMAR**, son of Mr.Raghava, of major age, Married, Business, Indian National, resident of H.No.198/15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa, Goa 403110, **THE PROMOTERS** of the project named "**RAJDEEP SAPPHIRE**", situated on Survey No. 103/2-A-1 of Village Ella, Old Goa of Tiswadi Taluka, District of North Goa, State of Goa, do hereby, by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

Swati/c

Rajesh Tarkar

(1) We have 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 Deed of Sale, 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/promoters from the date of registration of project is 02.11.2029.

(4) For new project seventy per cent of the amounts realised by us/promoters 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 we the promoters 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 we/the promoters have taken all the required approvals, from the competent authorities and shall take all the required approvals in future from the competent authorities.

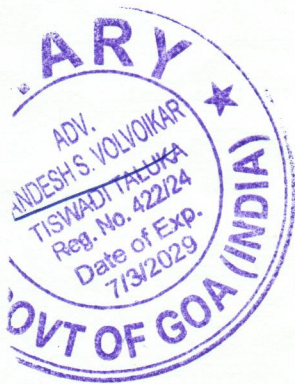
(8) That we/the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.



(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.

Solemnly affirmed on this 03rd day of the month of November of the year 2025 at Panaji, Goa.




DEPONENT

MR. RAJESH TARKAR, PROPRIETOR
RAJDEEP BUILDERS


DEPONENT

MR. SUJITH KUMAR

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

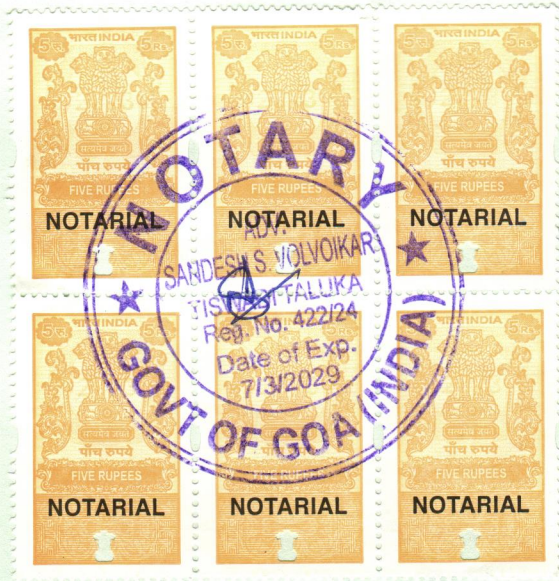
Verified by me on this 03rd day of the month of November of the year 2025 at Panaji, Goa.


DEPONENT

MR. RAJESH TARKAR, PROPRIETOR
RAJDEEP BUILDERS


DEPONENT

MR. SUJITH KUMAR



Verified before me by
Shri/Smt. D. Mr. Rajesh Tarkar
2. Mr. Sujith Kumar

Who is identified before me by
Shri/Smt.
Whom I Know.
Sr. No. 2365 ..Dated. 03/11/2024

Sandesh S. Volvoikar
03/11/2024

SANDESH S. VOLVOIKAR
ADOCATE & NOTARY AT TISWADI TALUKA
AT PANAJI
STATE OF GOA (INDIA)