



गोवा GOA No. 557 Place of Vendor: MARGAO, Date of Issue: 14 JUN 2019 533129
Value of Stamp Paper Rs. 500/-
Name of the Purchaser Talak Homes and Estates
Son of _____ Residing at MARGAO
As there is no one single stamp paper for the value of Rs. _____
_____ additional stamp paper
for the completion of the value is attached along with.
Signature of Vendor _____ Signature of Purchaser _____
H. U. D'Souza
Govt. Authorised Stamp Receiver
Maria Luiza Plaza, Shop No. 5-6
Comba Margao, Goa,
Ph. 2711449 - 9637092519
L. No. JUD / VEN - LIC / 2007 / AC - 1



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **TALAK HOMES & ESTATES**, promoter of the project named '**ST RITA PHASE 1**' duly authorized by the promoter of the proposed project, vide its authorization No. 207 dated 24/11/1986; I, Shri. **MADHAV V. TALAK** son of Vishnu Talak, aged 63 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(Handwritten signature)

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

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.

(3) That the time period within which the project shall be completed by promoter from the date of registration of project; is 30/06/2024;

(4) (a) For new projects: That seventy per cent of the amounts realised by 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

(10) That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Handwritten signature



Solemnly affirmed on **01st** day of **July 2019** at **Margao**.


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 **Margao**, on this **01st** day of **July, 2019**.


DEPONENT



Solemnly affirmed before me by
Etri/ Madhav V. Talat
Who is identified before me by
Star/ Sachin Salardesai
Who is personally known to me
DATE: 01-07-2019
REG. No. 410411/019


Trivikram N. Pai Raiturkar
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA