



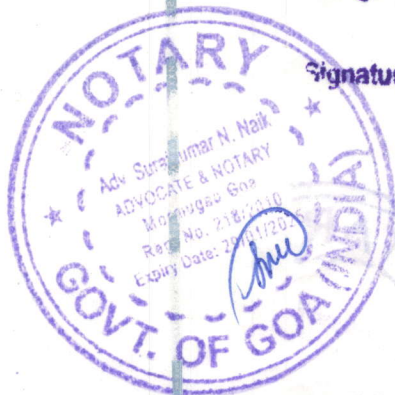
गोवा GOA

629886

Serial No. 1219512 Place of Vending Vasco Data of Sale 09 OCT 2020
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper:
Name of Purchaser: Kamla Prasad Yadav
R/O: Dabolim Name of Father
Purpose: Transacting Parties:
As there is no one single Paper for the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser



FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE

PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of **M/S VENTURE BUILDING DREAMS** through proprietor **MR. KAMLAPRASAD JAGANNATH YADAV**, Age Adult, Occupation Business, residing at, 145/8, Fatima Colony, Alto Dabolim, South Goa 403801, promoter of the project named **"RAMODAYA RESIDENCY BLOCK B"**/ duly authorized by the promoter of the proposed project, vide its/his/their authorization No. dated

I **MR. KAMLAPRASAD JAGANNATH YADAV**, Age Adult, Occupation Business, residing at 145/8, Fatima Colony, Alto Dabolim, South Goa 403801, promoter of the proposed project/duly authorized by the 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

OR
have/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.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **31/12/2023**;

(4) (a) For new projects: 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(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 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.

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(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 10/10/2020

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 Convo on dated 10/10/2020

Deponent



Adv. Surajkumar N. 
NOTARY
State of Goa
36, Ground Floor, Agha Bazar Bldg.,
Vasco-da-Gama, Goa-401 802
Ph.: 9423310194, 9960366967

Date 10/10/2020
Reg No. 9489/2020

Executed before me
by Mrs. Venture Bldy.
Deeus prop. Kamalajirud
which I attest Jagannath Yadav