



गोवा GOA

Vishwas B. NaiK

Licence No.: JUD/VEN-LIC/2017/AC-I

Vishw Creations,

Shop No 6/SH-38, L&L Correas Pde, Next To KTC, Near South Goa Collectorate, Margao Goa

Serial No. 845 Place of Vendor: Margao Date: 20/02/18

Value of Stamp Paper: 500/-

Name of the purchaser: VISHNU AMONKAR

Fathers Name: \_\_\_\_\_ Residence: MARGAO

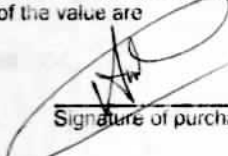
Purpose: \_\_\_\_\_ Transacting parties: \_\_\_\_\_

As there is no one single paper for the value of ₹ \_\_\_\_\_

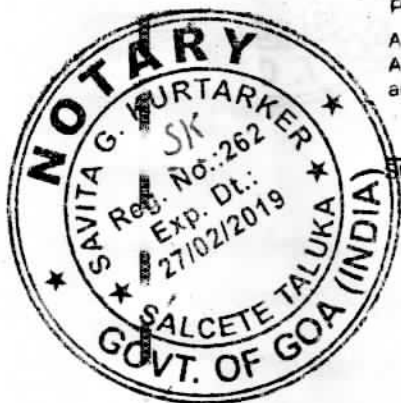
Additional stamp paper for the completion of the value are attached along with



Stamp vendor Signature



Signature of purchaser



**AFFIDAVIT CUM DECLARATION**



I, **Vishnu Amonkar**, son of **Digamber Amonkar** aged about **43 years** resident of **Ahilya Vishnu Bldg. 1st Floor New Market Margao – Goa. Indian National**, Partner of **M/s. De Homes Creators** having its head office at **Ahilya Vishnu Bldg. 1st Floor New Market Margao – Goa** do hereby solemnly state on oath as under

- (1) I say that I am authorize to make this affidavit Cum Declaration on behalf of **M/s. De Homes Creators** vide its/his/their authorization dated **Resolution 9/10/2013**
- (2) I say that **M/s. De Homes Creators** is the promoter of the project named **De Homes Residency**, situated at **Shetye Vaddo Duler Mapusa – Goa**.
- (3) That I / **De Homes Creators** have a legal title Report to the land on which the development of the project is proposed



AND  
I say that I have 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.

- (4) 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.

- (5) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **3 Years i.e. December 2018**;
- (6) 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 accordance with Rules framed by State Government.

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.

- (7) 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 Disclosures on Website) Rules, 2017.
- (8) 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.

(9) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(10) 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.

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

(12) 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 20<sup>th</sup> day of Feb. 20 18 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 20<sup>th</sup> day of Feb. 20 18

  
Deponent