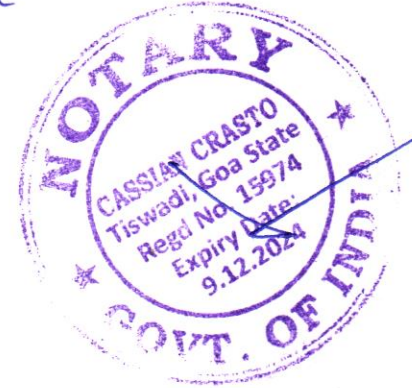


गोवा GOA

Serial No. 764 Place of Vendor, Panaji Date 31/01/24
Value of Stamp Paper 500/-
Name of Purchaser Rajesh Tarkar
Residence Dona Paula Name of Father Ulo Tarkar
Purpose Affidavit Transaction Property
Sign of Stamp Vendor u
Mangala N. Karapurkar
License No. AG/STP/VEN/747/99

958707



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, (2). **MRS. PRAMILA PANDURANG NAIK GAONKER**, daughter of Mr. Mukund Sail, wife of late Pandurang Naik Gaonkar, 77 years of age, Widow, Retired, Indian National and R/o. House No. 252, Delem, Canacona, Goa-403702; (3) **MR. PRAVIN PANDURANG NAIK GAONKAR**, son of late Pandurang Naik Gaonkar, 56 years of age, Married, Professor, Indian National and R/o. House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001; (4). **MRS.**

HEMA NAIK GAONKAR, daughter of Mr. Vitthal Purushottam Pelapkar, wife of Mr. Pravin Pandurang Naik Gaonkar, 52 years of age, Married, Service, Indian National and R/o. House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa-403001, **PROMOTERS** of the project named "**RAJDEEP SHIV RESIDENCY-II**", situated on Plot No.3, surveyed under Survey No. 245/1 of Village Nagorcem-Palolem, do hereby by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

- (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 between Land Owners and Rajdeep Builders 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 07.03.2029.
- (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 09th day of October of the year 2024 at Panaji, Goa.



DEPONENT

Mr. Rajesh Tarkar, Proprietor Rajdeep Builders, for self and POA Holder for Deponent No. 2, 3 & 4 vide POA dated 19.08.2023, executed before the Cassian Crasto, Advocate and Notary, Panaji Goa bearing Reg. No. 7846 dated 21.08.2023

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 09th day of October of the year 2024 at Panaji, Goa.

DEPONENT

Mr. Rajesh Tarkar, Proprietor Rajdeep Builders, for self and POA Holder for Deponent No. 2, 3 & 4 vide POA dated 19.08.2023, executed before the Cassian Crasto, Advocate and Notary, Panaji Goa bearing Reg. No. 7846 dated 21.08.2023

Solemnly affirmed before me by

Rajesh Tarkar

Reg. No. 13229 Date: 11/10/24

known/identified to me by

CASSIAN CRASTO
Advocate & Notary
(Govt of India)
Panaji, Tiswadi, Goa

