

गोवा GOA

370888

Serial No. 1058 Place of Vendor Ponda Date 21/5/18
Value of Stamp paper 500
Name of Purchaser MS. Mahalaxmi Developers
Residing at Ponda Son of
For the Purpose of
Signature of Vendor Signature of Purchaser

Licence No. 2
S.D.S. Curorkar
PONDA



AFFIDAVIT CUM DECLARATION

We Mahalaxmi Developers promoters of the proposed project, named "Mahalaxmi's Putu Manik Apartment" situated at Survey No.12/1-E, Khadpaband Ponda Goa, duly represented by partner Shri. Arvind Dhaimodkar son of Shri Vishwanath Dhaimodkar, aged 54 years, Indian National, do hereby solemnly declare, undertake and state as under:

Arvind Dhaimodkar

1. That We promoters have a legal title Report to the land on which the development of the project is proposed

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.

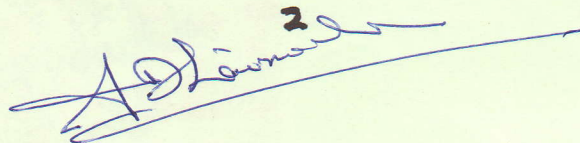
2. That the project land is free from all encumbrances.

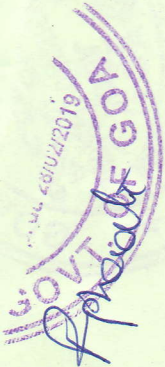
3. That the time period within which the project shall be completed by us from the date of registration of project; is 31/12/2021

4. That Seventy per cent of the amounts realised by us 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rules 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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) Rule, 2017.

6. That We the promoters shall get the accounts audited within six months after the end of every financial year by a practising Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accounts, 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.


2



7. That We promoters shall take all the pending approvals on time, 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 these 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, shop or covered parking, as the case may be.

11. The contents of our above Affidavit cum Declaration, in the above para 1 to 11 are true and correct and nothing material has been concealed by us therefrom.

Solemnly affirmed on 22nd day of May 2018, at Ponda Goa

Place: Ponda-Goa

Date: 22/05/18

Deponent

[Handwritten signature]

Solemnly affirmed before me
by mahalaxmi Developers through Arvind
Phadte
who is present before me by

who is personally known to me
Date: 22/05/2018

Place: Ponda, Goa.

Reg. No.: 3835/2018

[Handwritten signature]

ADV. RAKSHA H. PHADTE

NOTARY PONDA
STATE OF GOA

-INDIA -
Off. No. 36,

Ponda Commerce Centre,
Ponda - Goa.

Place: Ponda, Goa.

Date: 22/05/2018 Reg. No. 3835/2018

