



गोवा GOA

Serial No. 23663 place of St. Vennd Mapusa Date

Value of stamp paper 500/-

Name of Purchaser Reykumar Gadge

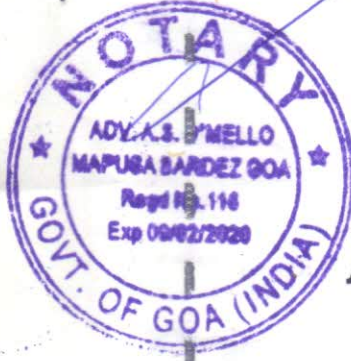
Residence at Aldona Son of \_\_\_\_\_

Signature of Vendor \_\_\_\_\_ Signature of Purchaser

J. PANDIT - LIC NO. AC/STP/VEN/34/2003

4/09/18

443074



### AFFIDAVIT CUM DECLARATION

*Reykumar Gadge*

...2/-

I, Mr. Rajkumar Raju Gadge, Managing Director of **MEGA STRUCTURES REALESTATE LIMITED**, having duly authorized, vide Board resolution dated 28/07/2016 passed by the Board of Directors of the company, Developer of the project named **MOTHER AGNES AND ANARITA RESIDENCY**, do hereby solemnly declare, undertake and state as under:

(1) That I 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 agreement between such owner and developer 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 me/promoter from the date of registration of project; is 20/11/2020.

*Rajkumar Raju Gadge*

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

(ii) That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account bearing account no.004001200000441 in the Bicholim Urban Co- operative Bank limited, mapusa, 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.

*Rajkumar Raju Gadge*



(5) Accordance with section 4 (2) (1) (D) read with rule 5 of the Goa State 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 utilized 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.

(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.

*P. S. Wello*

...4/-

Solemnly affirmed on 25<sup>th</sup> day of October 2018 at Mapusa.



*Rajyadgs*  
Deponent



SOLEMNLY AFFIRMED BEFORE ME BY Rajkumar Raju Gadge WHO IS IDENTIFIED BY

WHOM I PERSONALLY KNOW  
REG NO. 6179/18 DATE 25/10/18

*Amello*  
ADV. A. S. D'MELLO  
NOTARY

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 Mapusa, Goa on this 25<sup>th</sup> day of October 20 18. Deponent

*Rajyadgs*

Correction on page 2 point (3).  
" 20/11/2020 "

*Amello*



ADV. A. S. D'MELLO  
NOTARY PUBLIC  
MAPUSA BARDEZ GOA

EXECUTED BEFORE ME

*Amello*  
ADV. A. S. D'MELLO  
NOTARY  
REG. NO. 6180/18 25/10/2018



आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

RAJKUMAR RAJU GADGE  
RAJU BALWANT GADGE

06/10/1970  
Permanent Account Number

ABWPR3611B

*Rajyadg*



*Rajyadg*