



गोवा GOA

B 023002

BABAL A. DHARGALKAR
No. AC-STB-VEN/MAPUSA/775
ATMARAM INVESTMENT CENTRE
Rijin Plaza, 2nd Floor,
Office No. 237, Market
Miprod, Mapusa - Goa

Serial No. 594 Place of Vendor, Mapusa
Date of issue 22/8/23 Value of stamp
Paper Rs 100/- (Rupees one hundred
only)
Name of Purchaser Jyoti Rath
Residing at Moira Son of



Signature of
Stamp Vendor

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Jyoti Rath**, son of **Mr. Prashant Kumar Rath**, aged 62 years, Architect, having PAN Card No. **AAEPR9890B**, Indian National, having Aadhaar Card bearing no. **6178 8931 6688**, resident of PPA304, DLF Park Place, DLF Park Drive, Gurgaon, Haryana - 122009, promoter of the proposed project **"THE GROVE 2.0"**.

I, **Mr. Jyoti Rath** promoter of the proposed project – “**THE GROVE 2.0**” do hereby solemnly declare, undertake and state as under:

1. That we have legal title Report to the land on which the development of the ongoing project is being carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the project is consisting of 6 number of residential Villa's.
4. That the time period within which the project shall be completed by us is 4 years. (31-12-2026) *Jyoti*
5. That seventy per cent of the amounts to be realized hereinafter by me 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.
6. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Disclosers on website) Rules 2017.
7. That we 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.



Solely affirmed before me by deponent
Who has been identified before me
Known to me personally
Mapusa on

Y. SUZARTE
B.Sc. LL.B.
NOTARY
BARCEL DIVISION

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent



VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mapusa on this 22nd day of August, 2023.


Deponent



Solemnly affirmed before me by deponent
Who has been identified before me

Mapusa on 22-08-2023 Known to me personally

Y. Zuzarte
Y. ZUZARTE
B.Sc. LL.B.
NOTARY
BARDEZ DIVISION

Reg. No. 14416/2023

That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act

That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds

[Signature]
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 Mapusa on this 22nd day of August, 2023.

[Signature]
Deponent