



गोवा GOA

Serial No. 4203 (Place of vendor, Panaji-Goa State) 20/09/20 748409

Value of stamp paper: 500/-
Name of purchaser: Kalidas Raikar

Name of Father:

Residence:

Profession:

Transacting

Parties:

Signature of purchaser:

ANNA F. LOBO

License No. AG/STP/1988/02/2007



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Kalidas Raikar, promoter of the project named 'Raikar Vastu', I Shri. Kalidas Raikar, son of late Ramkrishana Raikar, aged 55 years, Indian National, promoter of the proposed project 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 project is proposed.
2. That the project land is free from all the encumbrances.

Raikar

3. That the time period within which the project shall be completed by me / promoter from the date of registration of the project is 31/05/2023.

4. (a) For new projects : that seventy percent of the amount realised 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.

(b) For ongoing project on the date of commencement of the Rule -

(i) That seventy percent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottee, 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 That the amounts of the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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.



R. S. S.

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 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 document, plot or building, as the case may be.



Solemnly affirmed on this 20th day of September 2022 at Panaji, Goa.

Rai...
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 Panaji, Goa on this 20th day of September 2022.

Rai...
DEPONENT



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY *Shivprasad V. Manerker*
Rai...
REG. No. *107/19* DATED *20/9/22*

SHIVPRASAD V. MANERKER
NOTARY AT PANAJI
STATE OF GOA