



गोवा GOA

591275

Serial No. 153 Place of vendor: Vasco date of sale 19/7/24

Value of stamp paper 500/-

Name of purchaser V.M. Salgaonkar Corporation Pvt Ltd

Resident of Chiche Son of Affickar

Name of vendor: Sujala J. Naik Purpose Affickar

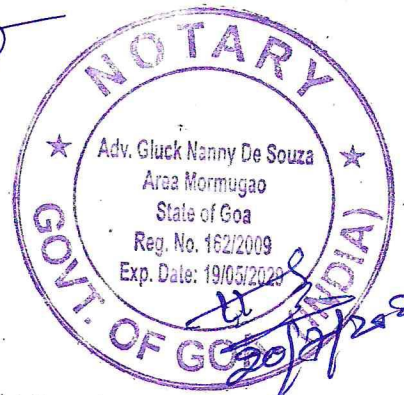
License No. JUD/STP/16/2002

As there is no one single stamp paper for the value of Rs. _____

Additional stamp paper for the completion of the value is attached alongwith.

Affickar
Signature of Vendor

Pur
Signature of Purchaser



FORM 'II'

Affidavit cum Declaration

Pur

Prasad



WE, 1) **Mr. Pradeep Mahambrey**, son of Mr. Mukund Mahambrey, aged about 57 years, married, service, Indian national, Aadhar card no. _____, resident of House No. 250/29, Bella Vista Waddo, Sirsaim, Bardez, Goa - 403502, Authorised Signatory of **VMSalgaocar Corporation Private Limited** a Company registered under Companies Act, 1956, having its registered office at Salgaocar Centre, E4, Murgaon Estate, Off Airport Road, Chicalim, Goa - 403 711 ("Promoter" for short) and 2) **Mr. Veera Prasad Yerraguntla**, son of Mr. Venkatakrishna Subrahmanya Sarma Yerraguntla, aged about 54 years, married, service, Indian National, having PAN Card No. _____ and AADHAR Card No. _____, Mobile No. _____, resident of Flat No. 1/S3, 2nd Floor, Kamat Complex Phase - I, Tonca, Caranzalem, Goa - 403 002 Authorised Signatory of **Green Meadows Constructions and Real Estates Private Limited**, a Company registered under Companies Act, 1956, having its registered office at Salgaocar Centre, E4, Murgaon Estate, Off Airport Road, Chicalim, Goa - 403 711 ("Landowner" for short) do hereby jointly and severally state on oath as under :

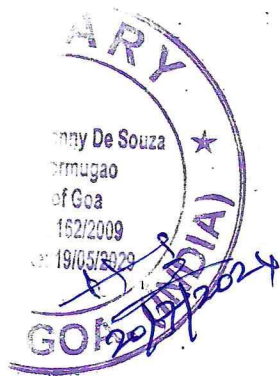
1. That the Promoter/Landowner has a legal title report to the land bearing survey no. 42/1-B of village Arvalem, Taluka Bicholim on which the development of the project is completed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such Landowner 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 the Promoter from the date of registration of Project - **Project is completed**
4. That seventy percent of the amounts realized by the 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 - **Project is completed.**
5. That the amounts from 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 the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 - **Project is completed.**
6. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project - **Project is completed.**
7. That all the license/approvals for project titled "ARVALEM HILLS" are issued in favour of the Landowner by the competent authorities.





8. That 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 the Promoter /Landowner has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter/Landowner shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Verified by us at Vasco-da-Gama, Goa on 20th day of July, 2024.




Deponent no. 1
(Mr. Pradeep Mahambrey)


Deponent no. 2
(Mr. Veera Prasad Yerraguntla)

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Vasco-da-Gama, Goa on 20th day of July, 2024.


Deponent no. 1
(Mr. Pradeep Mahambrey)


Deponent no. 2
(Mr. Veera Prasad Yerraguntla)




Adv. Gluck Nanny D'Souza
NOTARY
Room No. 105, Hotel Ricone
Vasco-da-Gama, Goa-403 802
Date: 20/07/2024
Reg. Ref. No. 1078/2024