

गोवा GOA



Sl. No. 5209 Place of Vend: Margao. Date of Issue 11/3/2020
Value of Stamp Paper 100/-
Name of the Purchaser M. Shaikh
S/o M. Shaikh Residing at Margao

A 201370

TONY FERNANDES
Govt. Authorised Stamp Vendor
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Margao-Goa Ph: 2731274

Stamp Vendor Signature: _____ Signature of Purchaser: _____



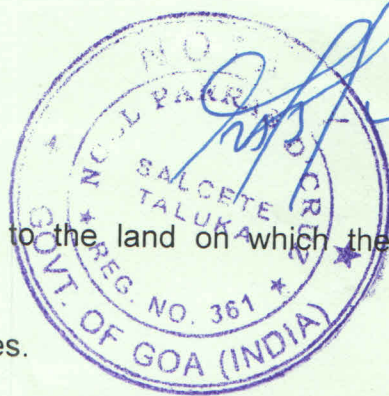
FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Mujib Shaikh**, Proprietor of Roofmakers Realtors and promoter of the project named "Roofmakers Basera Residency".

I, **Mr. Mujib Shaikh**, Age 48 years Adult, Occupation Business, Residing at F-5, Lima Residency, Fatorda Goa, 403602, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

..2/-



(1) That I/promoter have/has 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 encumbrances.

NO. OF CORRECTIONS: 1

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31st December 2023.

(4) (a) For new projects: That seventy per cent of the amounts 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 Rules—

(i) That seventy per cent of the amounts to be realised hereinafter 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilised 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.

Solemnly affirmed on Dated 22/05/2020

[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 Margao on Dated 22/05/2020

[Signature]
Deponent

Solemnly affirmed before me by
the deponent/s
Who is/are identified to me by
D.L. No GAD8 20100010885
Who I personally know or
this 23 day of 5 2020

Reg No 1032/2020

NOEL PARRAS D'CRUZ
NOTARY
Salcete Taluka (Reg No. 361)
STATE OF GOA (INDIA)
922686757 942269855

