



Sr. No. 133 Place of Vend. Date of Issue 11/05/2020 334294
Value of the Stamp Paper Rs. 500
Name of the Purchaser Ramakant Shetye
Residing at Bicholim Son of
Signature of Vendor Ar. S.T. Parab
Signature of Purchaser
Id. No. AC/STP/VEN/93/477

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ramakant Shetye promoter of the proposed project, vide his authorization dated 11th May 2020;

I, Ramakant Shetye, Son of Late. Shri. Subrao Shetye, 47 years of age, Married, Business, Indian National, resident of Shriram Smruti, Sashtiawada, Bordem, Bicholim-Goa promoter of proposed project, do hereby solemnly declare, undertake and state as under:



1. That I have a legal title report to land on which development of project is proposed. The name of the project is "SHETYE SANSKRITI".
2. That said land is free from all encumbrances.
3. The construction License is issued on 30/10/2018 and the construction is started from the same date.
4. That the time period within which project shall be completed by me is 31st March 2022. 2020
5. (a) For new projects: 
That seventy per cent of amount realised by me/promoter for Real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.
(b) For on-going project on date of commencement of the Act.

(i) That seventy per cent of amount to be realised hereafter by me/promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with Rules framed by State Government.

OR

(ii) That entire amount to be realised hereafter by me/promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since





estimated receivable of the project is less than estimated cost of completion of the project accordance with Rules framed by State Government.

6. That amounts from separate account shall be withdrawn in accordance with Rules framed by State Government.

7. That I shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

8. That I shall take all approvals on time from competent authorities.

9. That the project is a new project started on 30/10/2018 and I have not sold nor allotted a single unit from the same.

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

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 Bicholim on this 11th day of May, 2020



DEPONENT

Solemnly Affirmed and Signed

BEFORE ME

by the above named Executant/Deponent

Shri/Smt. Laxmi Kant S Shetye

Mr. Subhash Bordon

Bicholim

Who is identified before me by

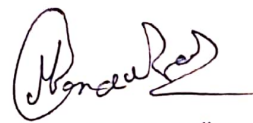
Shri/Smt. _____

whom I personally know.

Office of the Notary at Bicholim, Goa.

on this 11th day of May, 2020

via Stamp Rs. 464/2020



Savitri S. Arolikar
alias Milan Banaulikar
B.A.L.L.B

ADVOCATE & NOTARY PUBLIC

for entire STATE OF GOA

office No. 5, Laxmi Parvati Arcade
Nr. Canara Bank, Bicholim - Goa

M - 7798637857/9860026790

