



गोवा GOA

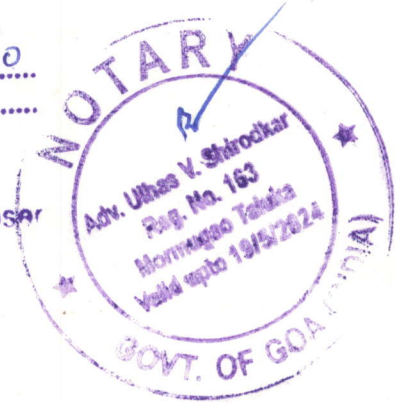
28 APR 2023

A 920522

Serial No.: 2701/24 Place of Vending Vasco Date of Sale:.....  
Vendor's Name : Apurva A. Shet Address: Chicalim  
Licence No.: JUD/VEN-LIC/1/2015/AC-1  
Value of Stamp Paper: Rs. 100/- (Rupees Hundred only)  
Name of Purchaser: Roshan Sakhalakar RIO: Vasco  
Name of Father/Husband : R. Sakhalakar Purpose:.....

Signature of Stamp Vendor

Signature of Purchaser



FORM 'II'

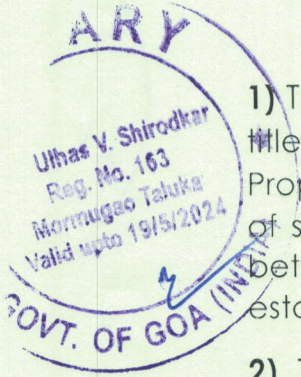
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. ROSHAN ROHIDAS SAKHALKAR, a Proprietress of M/S ROSHAN CONSTRUCTION, promoter of the project named "ROHIDAS HEIGHTS", project Having its office at H NO 202/G, ROSHAN NIWAS, NEAR SAI BABA TEMPLE, NEW VADDEM VASCO DA GAMA, GOA 403 802.

✓ Roshan Sakhalakar

I, **Mrs. ROSHAN ROHIDAS SAKHALKAR**, Wife of Late Rohidas Sakhalkar aged **58 Years**, Indian, National, promoter of the proposed "**ROHIDAS HEIGHT**" project duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:



1) That I, **Mrs. ROSHAN ROHIDAS SAKHALKAR**, promoter have a legal Title Report to the land on which the development of the project is Proposed to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2) Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3) That the time period within which the project shall be completed by me/promoter from the date of registration of the project is **07/10/2024**.

4) For ongoing project on the date of commencement of the Rules That seventy per cent of the amounts to be released 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5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.

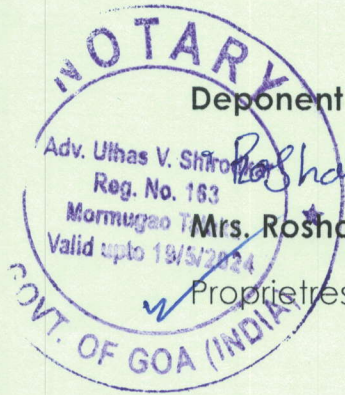
7) That the promoters shall take all the pending approvals on time, from the competent authorities.

8) That the promoters 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

x *Roshan Sakhalkar*

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

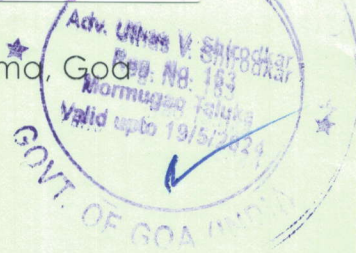


Deponent

*Roshan Sakhalkar*  
**Mrs. Roshan Rohidas Sakhalkar**  
Proprietress of M/s Roshan Construction



Solemnly affirmed 29<sup>th</sup> Day of April 2023 at Vasco Da Gama, Goa



Deponent

*Roshan Sakhalkar*  
**Mrs. Roshan Rohidas Sakhalkar**  
Proprietress of M/s Roshan Construction

### Verification

The contents of my above Affidavit cum Declaration are true and correct and noting material has been concealed by me therefrom.

Verified by me at 29<sup>th</sup> Day of April 2023 at Vasco Da Gama, Goa

Deponent

*Roshan Sakhalkar*  
**Mrs. Roshan Rohidas Sakhalkar**  
Proprietress of M/s Roshan Construction

Executed before me by the  
Executant, which I attest

*29/4/23*  
Notary

**Adv. Ulhas V. Shirodkar**  
**NOTARY**

Mormugao Taluka  
Apna Bazaar  
Vasco-da-Gama, Goa

Date : 29/4/23

Reg. No.: 4018/23

