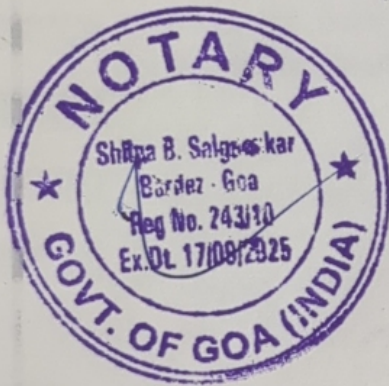




गोवा GOA

951531

Serial No. 26921 Place of Vendor, Porvorim - Goa. Date 23/10/24
Value of Stamp paper 500
Name of Purchaser Goa Housing Board
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____
Signature of Vendor _____ Signature of Purchaser Am
The Gadgaon Multipurpose Co-op. Sty. Ltd.
LIC No. AG/STP/VEN/07/2019. DL 10/10/2019



FORM - II

{ See Rule 3(6) }

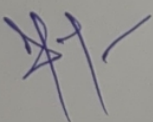
AFFIDAVIT

I, Shri Sadashiv D. Gaonkar, son of late Shri Dattatreya Gaonkar, major in age, Indian National, Executive Engineer/Housing Engineer(holding-charge) and duly authorised representative of the Goa Housing Board, do hereby solemnly declare, undertake and state as under:

Cont...2

Signature

1. That Goa Housing Board which is a statutory Board, is owner and in possession of property admeasuring 189800.00 sqmts, situated under survey number 89/1 at Sancoale Goa, who is promoter had acquired said land under the provision, of Land Acquisition Act 1894 and as such the Promoter has Legal title on the said property. In the approved sub-division plan Sector 'D' admeasuring 4388.00 sqmts in area on which the development of "Construction of 60 double bedroom flats in sector D at Sancoale" was proposed.
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. In the instant case the project is fully completed and Village Panchayat has already issued Occupancy Certificate dated 19/03/24 and even the completion order has been obtained from the TCP.
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 already Completed by the Goa Housing Board by using its own fund.**
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (1) (1) read with rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate agents, Rates of Interest and Disclosures on Website) Rules, 2017. **Project is already Completed.**
6. That the promoter shall get the accounts audited within six month after the end of every financial year by practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and is shall be verified during the audit that the amount collected by the 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 -**Project is already Completed.**
7. That all the licences/approval for project titled "Construction of 60 double bedroom flats in Sector 'D' at Sancoale" are issued in favour of the Goa Housing Board by the competent authorities.
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished in the 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. **Project is already completed.**



9. That the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
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.
11. The above said project is completed and necessary occupancy Certificate has been obtained and Goa Housing Board will sell the flats to the prospective buyers and upon receipt of entire consideration amount, necessary Conveyance Deed will be executed as per the prescribed procedure and applicable rules and therefore, no draft agreement for sale is being submitted, since the Goa Housing Board is not required to execute the agreement for sale.
12. We shall be submitting the revised draft of Conveyance Deed accordingly in due course of time before the execution of conveyance deed in respect of the project of "Construction of 60 double bedroom flats in Sector 'D' at Sancoale" which is sought to be registered with your authority.

Solemnly affirmed on 24th November 2024.

[Signature]

Shri Sadashiv D. Gaonkar
Executive Engineer/ Housing Engineer(holding-charge)

Verification

The contents of the above Affidavit cum Declaration are true and correct, no material has been cancelled by me therefrom.

Verified by me at Porvorim Goa on 24th November 2024.

[Signature]

Shri Sadashiv D. Gaonkar
Executive Engineer/ Housing Engineer(holding-charge)

SUFFICIENTLY AFFIDAVIT AND VERIFIED
BEFORE ME BY Sadashiv D. Gaonkar
WHO IS IDENTIFIED BEFORE ME
BY
WHOM I KNOW
SERIAL NO. 6198/007 DATED 02/11/2024

[Signature]
02/11/2024
SHILPA B. SALGAONKAR
NOTARY AT BARDEZ - GOA
STATE OF GOA-INDIA
REG. NO. 243110

