

गोवा GOA

Serial No. 11120 Place of Vendor MARGAO Date 21/3/2023

771569

Value of Stamp Paper 500/-

Name of Purchaser Atul Anavekar

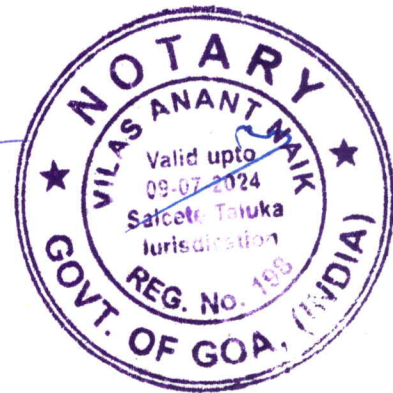
Residence Name of Father

Purpose of Transacting Parties

As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with.

Signature of Signatory FORM 'H'

Signature of Purchaser



Affidavit cum Declaration of U K Developers a partnership firm, through its authorised signatory and partner Ms. Radhika Atul Anavekar, promoter of the project named "U K Meredith Phase I".

I, Ms. Radhika Atul Anavekar, Age 32 years, Adult, Occupation Business, residing at C- 404, 4th Floor, CD Signature, Gogal, Margao Goa - 403602, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title report to the land on which the development of the project is proposed

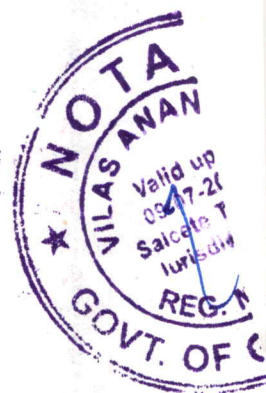
OR

have/has a legal title Report to the land on which the development of the proposed project is 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) That the project land is free from all encumbrances.

Radhika

005



OR

That 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 project; is 31/08/2025.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 21/12/2023


Deponent

Verification


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

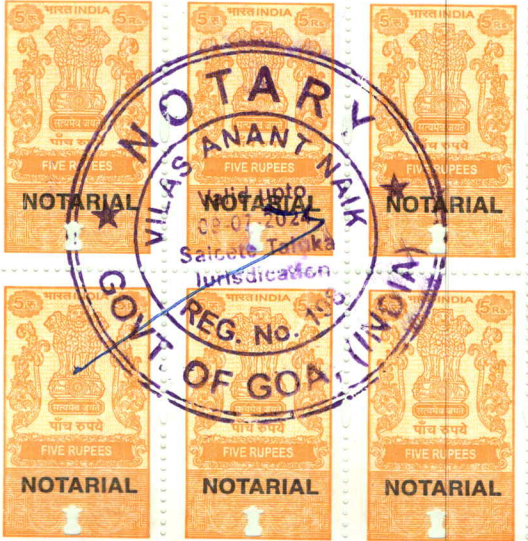
Verified by me at Margao on Dated 21/12/2023




VILAS ANANT NAIK
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA

Deponent

Identified vide
Aadhaar card No .




Solemnly affirmed before me by
Shri/Smt. Radhika Atul Anavekar

Who is identified before me by

Shri/Smt. Vistue of Aadhaar card

Who is personally known to me

DATE: 21/12/23

REG. No: 5737/23

Vilas Anant Naik
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA