



गोवा GOA

Br. No. 24966 Place of Vend PONDIA Date of issue 17/3/21

599130

Value of Stamp Paper Rs. 500/-
Name of the Person Narayanrao Dessai
Residing at Kavlem Goa Son of
Amount to be paid in stamp paper of the value of Rs. 500/-
Available Stamp paper for the completion of the value is attached along with

Signature of the Vendor
Signature of the Purchaser
Ltr. No. AG/STP/VEND/7/2015 DT. 11/12/2015



FORM '11'
[See rule 3(6)]

FORMS OF DECLARATION, SUPPORTED BY AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Contd./-

Narayanrao Dessai

Affidavit cum Declaration of Mr. Narayanrao R. Desai promoter of the project named Shree Ram Apartments proprietor of Desai Developers duly authorized by Mr. Prakash Tukaram Verekar alias Pracash Tucaram Verencar and his wife Smt. Sheela Prakash verekar vide their authorization Power of Attorney bearing Regn. No. PPN/POA/-Register-11/2020 dated 23/9/2020; I Shri. Narayanrao R. Desai son of Ramchandra Desai age 37 yrs, Indian National, do hereby solemnly declare, undertake and state as under:

(1) That I / promoter have/has 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

(2) That the project land is free from all encumbrances.

OR

(3) That the time period within which the project shall be completely by me/promoter from the date of registration of project; is 31/12/2023.

(4) For ongoing project on the date of commencement of the Rules--

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

OR

(ii) That entire amounts to be realized 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate



N. Desai

(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 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 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 17th day of March 2021


Narayanrao R. Desai
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 17th day of March 2021




Narayanrao R. Desai
Deponent

EXECUTED BEFORE ME
WHICH I ATTEST


ADV. PREMNATH A. DESAI
NOTARY PONDÁ
STATE OF GOA
INDIA

Place: Pondá, Goa.
Date: 17/03/21 Reg. No. 266/2021