



ST-13 Place of use at Bicholim, Dist. of SUPT. 21/09/21 652598
Value of Stamp Paper Rs. 500
Name of the Purchaser: Sudin Vasant Naik
Residence at: Bicholim
As there is no one single Stamp Paper for the value of 500
Additional Stamp Paper for the value of 500 is attached
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudin Vasant Naik promoter of the project named Shantabai Greenscapes /duly authorized by the M/s. Omnimind Synergies LLP promoter of the proposed project, vide its/his/their authorization No. 26, dated 15 June 2021;

I, Shri. Sudin Vasant Naik, son of Vasant Naik, aged 48, Indian national, promoter of the proposed project/duly authorized by the M/s. Omnimind Synergies LLP of the proposed project do hereby solemnly declare, undertake and state as under:

(Signature)



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.

OR

That details of encumbrances including due 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 05th July 2024.

4. (a) For new projects: That seventy per cent of the amounts realized 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.

b) For ongoing project on the date of commencement of the Rules—

i) That seventy per cent of the amounts to be realised 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 realised 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

(S) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (j) (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.

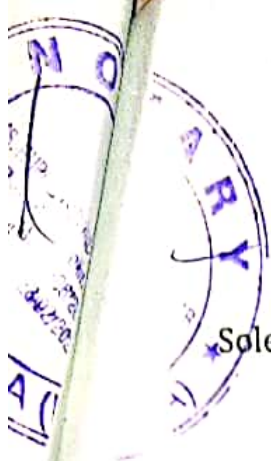
6. j That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit 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 percent age 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 5th day of July, 2021, at Bicholim Goa

[Signature]
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 05th day of July, 2021.

[Signature]
Deponent

... before me by Sudin V. Naik
... on the basis of _____



[Signature]
Adv. Rupali G Panashkha
Notary
Bicholim Taluka State of Goa (India)
Notary Reg. No. 200/14
Reg. No. 2485/A/2021
Dated: 5/7/2021