

Form II



गोवा GOA

Serial No.: 33996/23 Place of Vending Vasco Date of Sale: 05 JAN 2023

A 924541

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AG-1

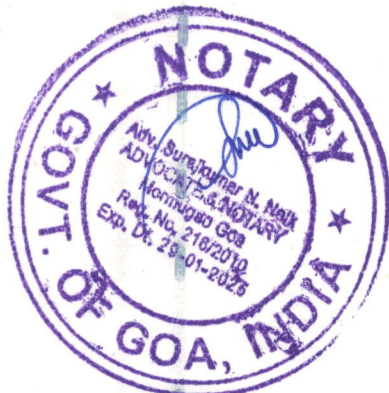
Value of Stamp Paper: Rs. 100/- (Rupees Hundred only)

Name of Purchaser: Sandeep Shirodkar R/O: New Vaddem

Name of Father/Husband : K. Shirodkar Purpose:

Signature of Stamp Vendor

Signature of Purchaser



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SANDEEP KRISHNA SHIRODKAR**, a Proprietor of **M/S DIWAN CONSTRUCTIONS**, promoter of the project named "**DIWAN AALAYAM**", project Having its office at **H NO 2-642-A, NEAR SAI BABA TEMPLE, NEW VADDEM VASCO DA GAMA, GOA 403 802.**

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I, **Mr. SANDEEP KRISHNA SHIRODKAR**, Son of Mr. Krishna Shirodkar, aged **52 Years**, Indian, National, promoter of the proposed "**DIWAN AALAYAM**" project duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

- 1) That I, **Mr. SANDEEP KRISHNA SHIRODKAR**, 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 **01/06/2025**.
- 4) For ongoing project on the date of commencement of the Rules 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.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.



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



Mr Sandeep Krishna Shirodkar

Proprietor M/s Diwan Construction



Solemnly affirmed 05th Day of January 2023 at Vasco Da Gama, Goa



Deponent

Mr Sandeep Krishna Shirodkar

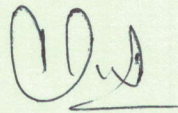
Proprietor M/s Diwan Construction



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 05th Day of January 2023 at Vasco Da Gama, Goa



Deponent

Mr Sandeep Krishna Shirodkar

Proprietor M/s Diwan Construction



Executed before me
by Sandeep Krishna Shirodkar
Proprietor M/s Diwan Construction
which I attest



Adv. Surajkumar N. Naik
NOTARY
STATE OF GOA

36, Ground Floor, Apna Bazar, Bldg.,
VASCO-DA-GAMA, GOA - 403 802

Date : 05/01/2023
Reg. No.: 242/2023