



गोवा GOA

Serial No. 2329 Place of Vend MARGAO Date 06/11/2021 587399

Value of Stamp Paper: Ruteesh Ramdas Kivankar

Name of Purchaser: Margao Name of Father:

Residence: Purpose: Transacting Parties

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

Stamp Vendor's Sign. 16, SGFDA Market, MARGAO, VEN-LIC/2006/MC-1

Signature of Purchaser



FORM 'II'

Affidavit cum Declaration

Affidavit cum declaration of. Shri. Nilesh M. Kande Proprietor of Kande Realtors , promoter of the project named "KANDE CELESTIA" having its office at 304, 3rd Floor , Block No. II , Kurtarkar Landmark ,Gogol Margao-Goa 403601.

Nilesh Kande

I, Shri Nilesh M. Kande, son of Manohar Kande aged 50yrs , Indian National, promoter of the proposed “KANDE CELESTIA” project do hereby solemnly declare undertake and state as under:

1. That I, promoter have a legal title Report to the land on which the development of the project is proposed to be carried out and legally valid authentication of title of such land along with an authenticated copy of the Sale Deed is enclosed herewith..
2. That the Project Land is free from all Encumbrances .
3. That the time period within which the project shall be completed by promoter from the date of registration of project; is **31st July 2025**.
4. (a) For New Projects:
That seventy per cent of the amounts to be 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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 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.

Urmil Kande

Deponent
Nilesh Kande
Shri Nilesh M. Kande

Solemnly affirmed on 7th day of July Month of Year 2021 at Margao -Goa

Deponent

Nilesh Kande
Shri Nilesh M. Kande

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 Margao-Goa on this 7th day of July 2021



Shri Nilesh M. Kande

Aadhaar Card No. 823278010938

Solemnly affirmed before me by
Shri/Smt. Nilesh Kande
Who is identified to me by
Shri/Smt. Dasha GA
to whom I personally know on
this 7 day of 7-20-21
Reg. No. 1901/2021
Dasha
Mrs. Darshana C. Gauns Desai alias
Mrs. Darshana S. Naik Desai
NOTARY
SALCETE-GOA

