



गोवा GOA

Serial No. 139 Place of Vendor: Margao Date: 2/5/23

778261

Value of Stamp Paper ₹ 500  
Name of the purchaser: Deepa Rajendra Naik  
Fathers Name N-Talakk Residence: Margao  
Purpose: \_\_\_\_\_ Transacting parties: \_\_\_\_\_

As there is no one single paper for the value of ₹ \_\_\_\_\_  
Additional stamp paper for the completion of the value are  
attached along with

Stamp Vendor's Sign.  
Mrs. Deepa Rajendra Naik  
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314  
Dated 29/05/2018 Margao - Goa

Deepa Rajendra Naik  
Signature of purchaser

**FORM 'II'**  
[See rule 3(6)]  
**FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER  
(To be submitted in stamp paper of value not less than Rs. 500/-)  
Affidavit cum Declaration**

Affidavit cum Declaration of **M/S ARP BORDA CONSTRUCTION LLP  
THROUGH ITS DESIGNATED PARTNER MR. RAJENDRA NARAYAN  
TALAK**, Age Adult, Occupation Business, having office at, DUG-1, D

Deepa Rajendra Naik



Building, Aleesha Residency, St. Joaquim Road, Borda, Margao, Goa, Pin-403602, promoter of the project named '**FERREIRA ARCADE**' / duly authorized by the promoter of the proposed project, vide its/his/their authorization No.-NIL- dated 03.04.2023;

I **MR. RAJENDRA NARAYAN TALAK**, Age Adult, Occupation Business, having office at, DUG-1, D Building, Aleesha Residency, St. Joaquim Road, Borda, Margao, Goa, Pin- 403602, promoter of the proposed project/duly authorized by the 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.

OR

That the 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 **31/12/2028**;

(4) (a) 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.

(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.

(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

*Rajendra Narayan Talak*



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 4/05/2023

*Rajendra Narayan Talak*

Deponent

**M/S ARP BORDA CONSTRUCTION LLP  
THROUGH ITS DESIGNATED  
PARTNER, MR. RAJENDRA NARAYAN  
TALAK**

① Aadhar Card [Redacted]

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 Dated 4/05/2023

*Rajendra Narayan Talak*

Deponent

**M/S ARP BORDA CONSTRUCTION LLP  
THROUGH ITS DESIGNATED  
PARTNER, MR. RAJENDRA NARAYAN  
TALAK**

① Aadhar Card [Redacted]



Solemnly affirmed before me by  
Who is identified to me by  
Whom I personally know

*Anjali K. Nale*  
NOTARY  
GOVT. OF INDIA

Place Margao Date 4/5/2023  
Reg. No. 8471/2023

