



गोवा GOA



Serial No. 2498 Place of Vendor, Panaji Date 10/11/19
Value of Stamp Paper 100
Name of Purchaser Shekhar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

821965

Sign of Stamp Vendor [Signature]
Mangala N. Karapurkar
License No. AC/STP/VEN/747/99

Sign of Purchaser _____

Affidavit

I, Mr. Shekhar Sadanand Sukhthanker, sole proprietor of M/s SUKHTHANKER ASSOCIATES, promoter of the proposed project SAMARTH ENCLAVE do hereby solemnly declare, undertake and state as under:

1. That I/promoter have /has a legal title to the land on which the development of the project SAMARTH ENCLAVE is proposed and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and the promoter for development of the real estate project SAMARTH ENCLAVE is enclosed herewith.

2. That the project SAMARTH ENCLAVE land is free from all encumbrances.

3. That the time period within which the project SAMARTH ENCLAVE shall be completed by me/promoter from the date of registration of project; is 10/12/2019.

4. That seventy percent of the amounts to be realized hereinafter by me/promoter for the real estate project SAMARTH ENCLAVE 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 That the amount from the separate account, shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of the Real Estate Projects,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 SAMARTH ENCLAVE and the withdrawal has been in compliance with the proportion to the percentage of completion of the project SAMARTH ENCLAVE.

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 subsection (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 May, 2018 at Panaji.



Shiv Prasad V. Manerker
Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been cocealed by me therfrom.

Verified by me at Panaji Goa, on this 17th day of May 2018.

Shiv Prasad V. Manerker
Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY *Shiv Prasad V. Manerker*
Shiv Prasad V. Manerker
REG. No. 107/99 DATED 17/5/2018
SHIVPRASAD V. MANERKER
NOTARY AT PANAJI
ENTIRE STATE OF GOA (INDIA)

