



गोवा GOA



Serial No. 7036 Place of Vendor, Panaji Date 18/5/2020  
Value of Stamp Paper 500  
Name of Purchaser \_\_\_\_\_  
Residence \_\_\_\_\_ Name of Vendor \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting \_\_\_\_\_  
Para(s) \_\_\_\_\_

614494

Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No. AC/STP/VEN/747190

Sign of Purchaser

### AFFIDAVIT CUM DECLARATION

I **SHRI. RAJESH TARKAR**, son of Shri. Ulo Tarkar, business, married, of major age, Indian National, **RAJDEEP BUILDERS**, a proprietorship concern having its office at 202, 2<sup>nd</sup> Floor, Mathias Plaza, above Canara Bank, 18<sup>th</sup> June Road, Panaji, Goa, **PROMOTER** of the project named "**RAJDEEP VRUNDHAVAN**", surveyed under No.2/1 of the Village Durgawado, Taleigao, State of Goa, do hereby by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

Signature of Shri. Rajesh Tarkar





- (1) I have 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 Sale Deed between Original Owners and me/promoter for development of the real estate project 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 me/promoter from the date of registration of project is 31.03.2025;
- (4) For new project 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 has taken all the required approvals, from the competent authorities and shall take all the required approvals in future 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.



Reg. No. 229  
Exp. 11.07.2021  
GOVT.

10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

Solemnly affirmed on 04<sup>th</sup> day of June 2020 at Panaji, Goa.

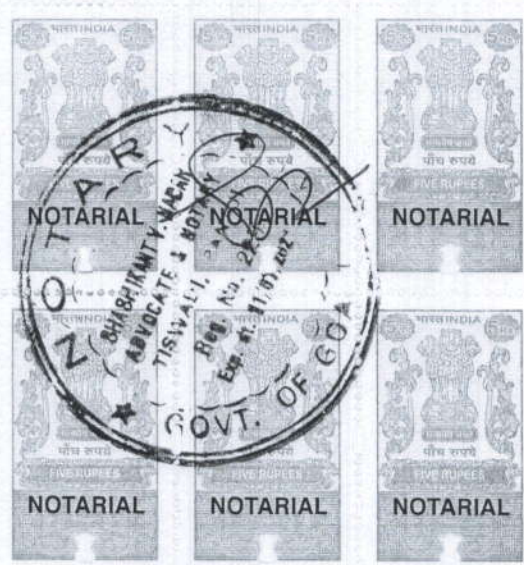
  
DEPONENT

**VERIFICATION**

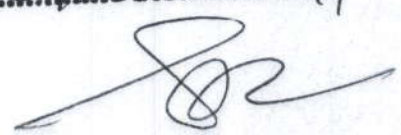
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on this 04<sup>th</sup> day of June 2020 at Panaji Goa.

  
DEPONENT



Solemnly affirmed before me by  
Mr./Smt. Rajesh Varkar  
who has been identified by  
PNN  
Reg. No. 1396 Date 04/06/2020

  
**SHASHIKANT V. NABAR**  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa.403 001  
Reg. No.229