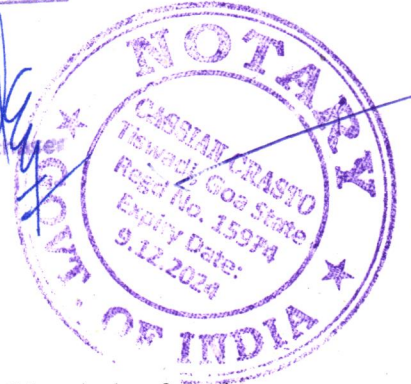


गोवा GOA

Serial No. 633 Place of Vendor, Panaji Date 5/1/23  
Value of Stamp Paper See  
Name of Purchaser Rajesh Tarkar  
Residence Panaji Name of Father Ulo Tarkar  
Purpose Affidavit Transacting Parties See

Sign of Stamp Vendor  
Mangalika K. Karkar  
License No. AG/STP/VEN/747/99

Sign of Purchaser



### AFFIDAVIT CUM DECLARATION

I **SHRI. RAJESH TARKAR**, son of Shri. Ulo Tarkar, Business, Married, of major age, Indian National, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa, Sole Proprietor, **RAJDEEP BUILDERS**, a proprietorship concern having its office at 708, 709 and 710, 7<sup>th</sup> Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa-403001, **PROMOTER** of the project named "**RAJDEEP COURTYARD KENKRE-PHASE I**", bearing Survey No. 5/1 & 6/1 of Cujira and Survey No. 110/1 and 111/1 of Calapor Village, Santa Cruz, Tiswadi, State of Goa, do hereby by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

(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 Joint Development Agreement between Owner 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 21.12.2027.

(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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

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

Solemnly affirmed on this 28<sup>th</sup> day of June of the year 2023 at Panaji, Goa.

  
**CASSIAN CRASTO**  
Advocate & Notary  
(Govt. of India)  
Panaji, Tiswadi, Goa



**DEPONENT**

Solely affirmed before me by  
Rajesh Parkar.

Reg. No. 5690 Date: 28/6/23  
known/identified to me by

CAS

**CASSIAN CRASTO**  
Advocate & Notary  
(Govt of India)  
Panaji, Tiswadi, Goa

