

गोवा GOA

Serial No. 13131 place of St. Vennd Mapusa Date

27/3/18.

446463

Value of stamp paper 500/-

Signature of Trivikram Prabhugaonkar

Residence of Mapusa District Goa

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AC/STP/VEN/34/2003



AFFIDAVIT CUM DECLARATION

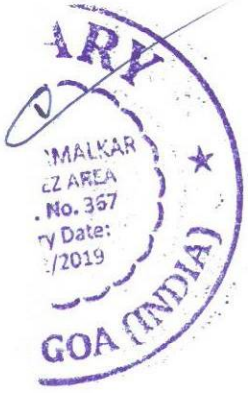
Affidavit cum Declaration of **MR. TRIVIKRAM GOVIND PRABHUGAONKAR**, promoter of the project named "SHIVA HEIGHTS", I, **MR. TRIVIKRAM GOVIND PRABHUGAONKAR**, Son of Govind Prabhugaonkar, 41 years of age, Indian national, promoter of the proposed project; do hereby solemnly declare, undertake and state as under:

...2/-

[Signature]

1. That I / promoter have / has a legal title report to land on which development of 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.

2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by me from the date of registration of project; is 31st December, **2019**;
4. (a) For ongoing project on the date of commencement of the Rules—
 - (i) That seventy per cent of the amounts to be realized hereinafter by me for 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 cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire amount to be realised hereinafter by promoter for Real Estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and 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.

...3/-



5. That amounts from separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I shall get accounts audited within six months after 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 audit that 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

...4/-

Solemnly affirmed at Mapusa, Bardez – Goa, on
28th day of March 2018.



MR. TRIVIKRAM GOVIND PRABHUGAONKAR

Deponent

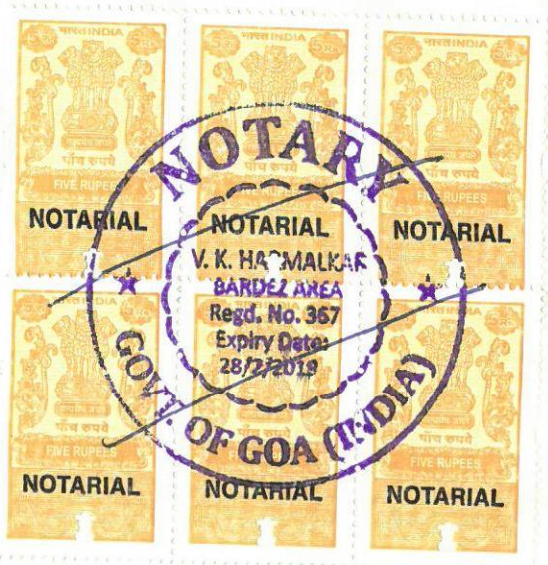
Verification

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

Verified by me at Mapusa, Bardez – Goa, on this
28th day of March 2018.

MR. TRIVIKRAM GOVIND PRABHUGAONKAR

Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Trivikram Govind Prabhugaonkar
WHO IS IDENTIFIED BEFORE ME BY
Personally
WHOM I PERSONALLY KNOWN
REG No. 946/18 DATED 28/03/2018

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA