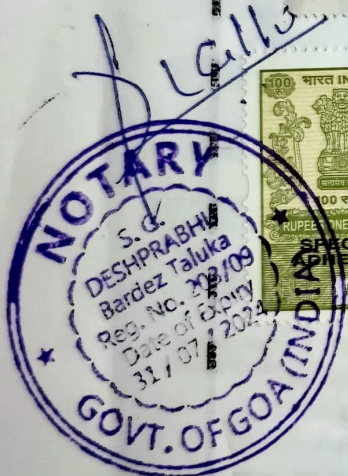




गोवा GOA



Serial No. 1021 place of St. Vennd Mapusa Date 08/03/2022  
Value of Stamp paper 100/-  
Name of Purchaser Gaurav Jain  
Residence at Calcutta son of \_\_\_\_\_  
Signature of Vendor [Signature] Signature of Purchaser [Signature]  
C.J. PANDIT-LICNO.AC/STP/VEN/34/2003



## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri Shivaraj Vanahalli promoter of the project named Veera Estate /duly authorized by the promoter Gaurav Jain of the proposed project.

[Signature]



I, **Shri Shivaraj Vanahalli** son of **Shri Mallikaarjun Vanahalli** aged 41 years Indian national, 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 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 **30/06/2023**;

**(4) (a) For new projects: That the project is self-financed and also 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

(i) 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) (1) (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.

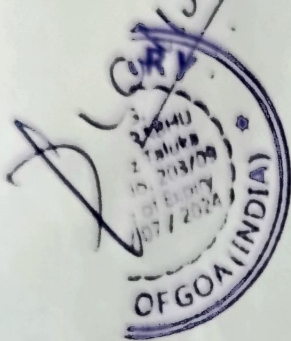
(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(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.

(11) That no advertisement/ marketing/ Booking/Sale/Offer for sale etc. as per provision of the Section 3(1) of the RERA (Act), 2016 is/shall be/was carried out prior to RERA registration.



Deponent

Mr Shivaraj Vanahalli

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Place: Mapusa, Goa

Date: 07.04.2022

Deponent

Mr Shivaraj Vanahalli

stg

I identified by:  
Aadhaar Card No  
[Redacted]

S. G. Deshpande  
B.A.L.L.B.  
Advocate & Notary Public  
Mapusa-Goa



BEFORE ME  
07.04.2022  
MAPUSA-GOA ON  
S. G. Deshpande  
B.A.L.L.B.  
Advocate & Notary Public  
Mapusa-Goa  
Reg. No 203  
Regr No 4484/2022