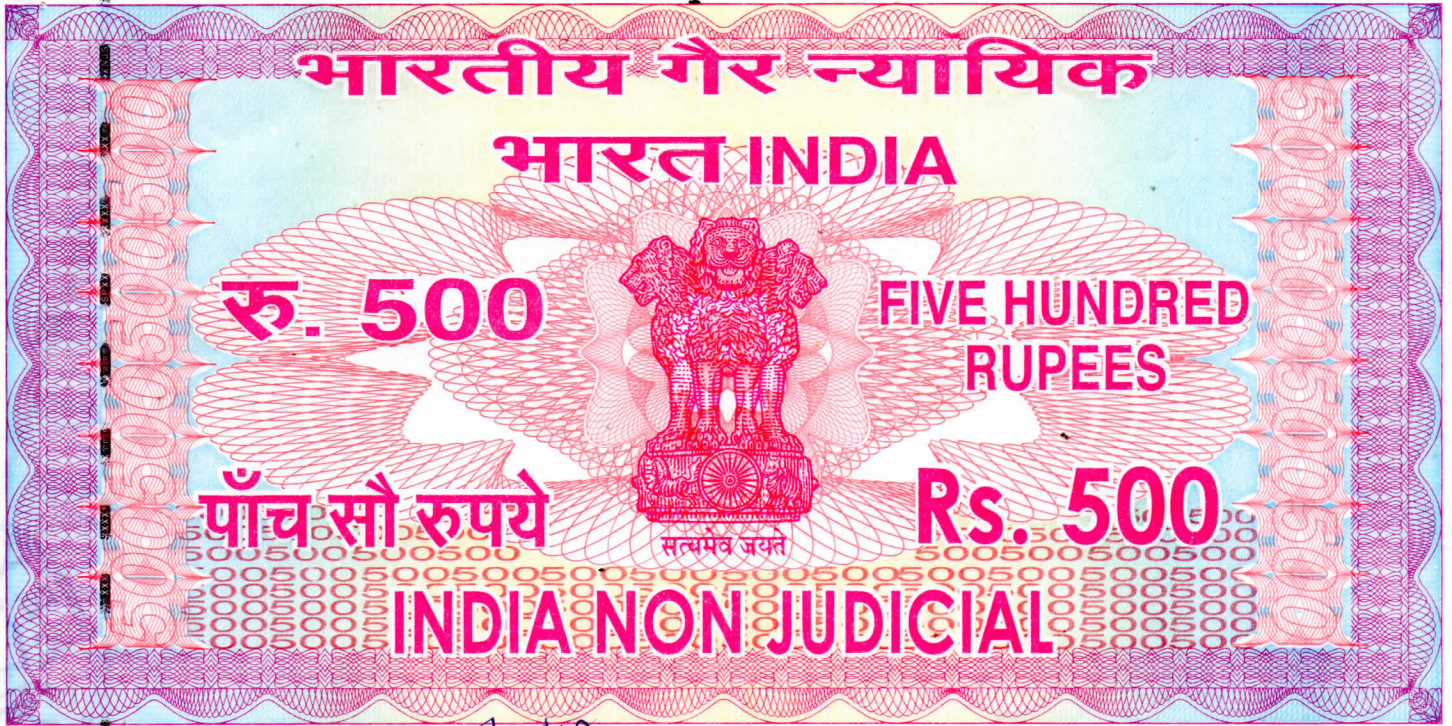




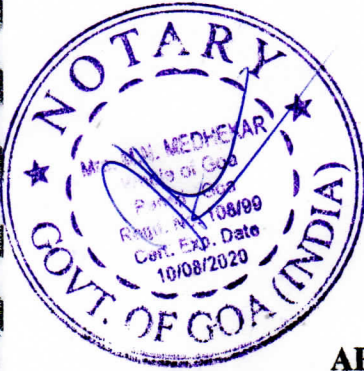
गोवा GOA

15/12/18 Sr. No. 502 Value Rs. 500  
Name of Purchaser  
Resident of  
Place of Vendor (Panaji)  
Licence No. AC/STP/VEN/102/2003

439495

Sign of Vendor

Sign of Purchaser



**AFFIDAVIT CUM DECLARATION**

I, Mr. Udes U Fatarpekar, son of Late Shri. Umesh Fatarpekar, aged 33 years, Indian National, residing at Flat no. T-1, 3<sup>rd</sup> Floor, Block 2, Vistar Residency, Kevnem, Caranzalem- Goa, duly authorised vide its authority letter dated 17/01/2018, by the promoter with respect to the ongoing project under name and style 'Risara Elegante' being constructed at Caranzalem-Goa, do hereby solemnly declare, undertake and state as under:

U. Fatarpekar

1) That the promoter has a legal Title Report to the land on which the development of the project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between land owner and the Risara Properties for development of the real estate project is enclosed herewith.

2) That the project land said land is free from all encumbrances.

3) That the time period within which project shall be completed by the promoter from the date of registration of project is 22 months, further to grant of extension in accordance with Goa RERA Rules and RERA Centre Act.

4) (i) That seventy percent of the amounts to be realized hereinafter by the 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

(ii) That entire amounts to be realized hereinafter by the promoter for the real estate projects 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 for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5) That amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration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, the Promoter shall get 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 audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of completion of the project.

7) That, the Promoter shall take all the approvals on time, from competent authorities subject to delay, if any, attributable to the authority.

- 8) That, 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, the Promoter shall furnish such other documents as have been prescribed by rules and regulations made under the Act.
- 10) That, the Promoter shall not discriminate against any allottee at the time of allotment of any apartment in the said project as the case may be.

Date: 19/02/2018

Place: Panaji-Goa

For Risara Properties,

*Udesh Fatarpekar*

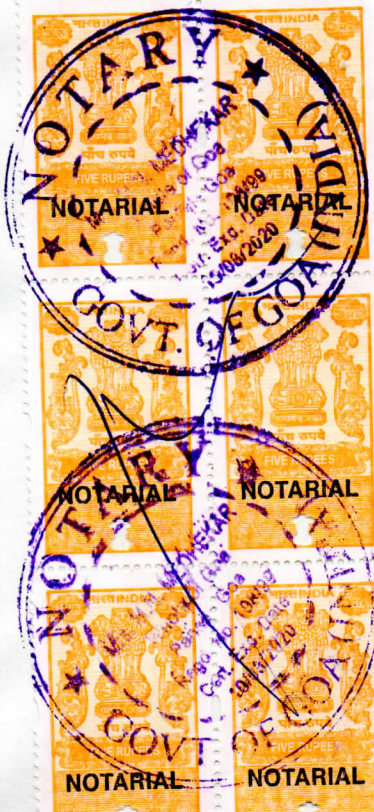
(Mr. Udesh Fatarpekar)

Liaison Officer

### Verification

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

Verified by me at Panaji on this 19<sup>th</sup> February, 2018.



*Udesh Fatarpekar*  
**DEPONENT**

This document power of attorney agreement, affidavit is executed before me and I attest its execution  
Reg. No. 1251 Date 19/02/18  
at Panaji Tiswadi Goa.

*Meera Medhekar*  
**MEERA MEDHEKAR**  
ADVOCATE & NOTARY  
Pinto Chambers, M. B. Road,  
Panaji - Goa  
Cert Exp. Date 10/08/2020