

गोवा GOA

Serial No. 7438 Place of Vendor, Panaji Date 12/08/2021

Value of Stamp Paper Son

Name of Purchaser Shri. Kish. A. Rego.

Residence _____ Name of Father _____

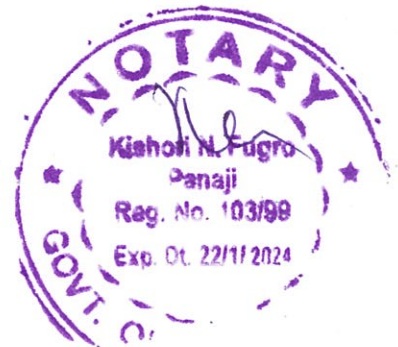
Purpose _____ Transacting

Parties :

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

K Rego
Sign of Purchaser

680959



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MS. K2 CONSTRUCTION & DEVELOPERS** promoter of the project named **REGO'S HERITAGE**;

I, **SHRI. KISH ANTHONY REGO** son of **LATE JOSEPH JOAQUIM SANTANA REGO** aged 23 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.

AND

a legally valid authentication of title of such land

(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 31/08/2022.

(4) (a) For new projects: That 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

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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. Solemnly affirmed on 16th day of August 2021 at Panaji Goa.

Kishori N. Fugro

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 Panaji, Goa on this 16th day of August 2021 .



Kishori N. Fugro

DEPONENT

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY *Kishori N. Fugro*
Kishori N. Fugro
Reg No. 1744 Dated 16-8-2021
Kishori N. Fugro
KISHORI N. FUGRO
NOTARY AT PANAJI