



गोवा GOA

370453

Serial No. 332 Place of Vend PONDA Date 20/04/2018
Value of Stamp Paper Rs. 588
Name of The Purchaser Sandip N. Nigalve
Identified at Ponda of N. Nigalve
For put, use of Asmit

S. K. K. K.
Signature of the Vendor
A. D. S. Kuntarkar
FORM II
Signature of Purchaser

AFFIDAVIT CUM DECLARATION OF SHRI SANDIP NILKANTH NIGALVE PROMOTER OF THE PROJECT NAMED RAJ RYLE RESIDENCY DULY AUTHORISED BY THE PROMOTER OF THE PROPOSED PROJECT, VIDE HIS AUTHORISATION NO. 01 DATED 16/02/2018

I, **SHRI SANDIP NILKANTH NIGALVE**, son of Shri Nilkanth Nigalve, 49 yrs., Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That I have a legal Title Report to the land on which the development of the project is proposed namely '**RAJ RYLE RESIDENCY**'.
2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project is December 2021.
4. (a) For new projects: That seventy percent of the amounts realized by me 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 percent of the amounts to be realized hereinafter by me 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration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 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 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 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.

Solemnly affirmed on 20th day of April 2018 at Ponda.



Deponent

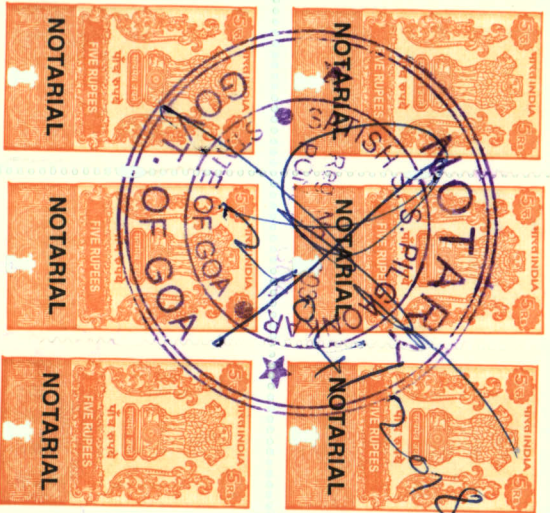
VERIFICATION

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 Ponda on this 20th day of April 2018.



Deponent



Solemnly affirmed before me by
Shri/Smt. Sandip N. Nigave.

Who is identified Before me by

Shri/Smt.

Who is personally known to me.



SATISH S. S. P. GACONKAR
NOTARY

PONDA-GOA
State of Goa (India)

Reg. No. 390118

Date : 21/4/18