



गोवा GOA

503791

Sr. No. 84805 Date of issue 06/03/19  
Value of Stamp 500  
Name of the Purchaser Sd/ Shri. Dhanashri  
Residence of Purchaser Sd/ Saket Patil Son of  
As there is no one sitting paper of the value of Rs. \_\_\_\_\_  
Additional Stamp Paper for the completion of the value is attached along with

Signature of The Vendor \_\_\_\_\_  
LIC No. ACSTP/VE/072015 DT. 11/12/2016  
Signature of the Purchaser [Signature]



AFFIDAVIT CUM DECLARATION

[Signature]



I, Mr. Sandeep Durgadas Dhavalikar, son of Shri. Durgadas Dhavalikar, 52 years of Age, Business, Married, resident of Dhawali, Ponda Goa, Indian Nationals, having Pan Card No. ABTPD9640F, duly authorized by the promoter of the proposed project Golden Nest, vide his authentication No. -- dated --- duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That I the Promoter have legal title report to the land on which the development of project Golden Nest is proposed and a legal valid authenticated copy of title of such land along with as authenticated copy of Agreement between the Owner and the promoter for the real estate project is enclosed herewith.

2. That the project land is free from encumbrances.

3. That the time period within which the project shall be completed by me /Promoter from the date of registration of project is 18/04/2023.

4. (a) For new Project: that seventy percent of the amount realized 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 for that purpose.

(b) For ongoing project on the date of commencement of the Rules:

(i) That seventy percent of the amount realized 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 for that purpose.

Or

(ii) The entire amounts to be realized 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 for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amount from the 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, Rate of Interest and Disclosure of 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 account duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amount collected for the particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of 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 (20) of section 4 of the Act and under Rule 3 of the said Rules, within 7 days of the said changes occurring.

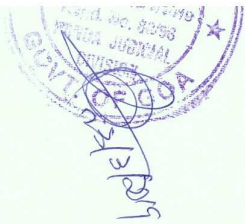
9. That I/the Promoter have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.





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 at Ponda Goa on this 22<sup>nd</sup> day of March 2019.



  
Deponent

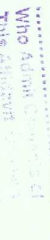


**VERIFICATION**

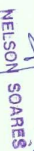
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me.

Verified by me at Ponda on this 23<sup>rd</sup> day of March 2019.

  
Deponent

Solemnly affirmed by  
ME   
D. 

Who Avorn   
This Affidavit cum Declaration  
MADE BEFORE ME AND  
SIGNED BY ME  
NOTARY OFFICE at PONDA  
THIS 23<sup>rd</sup> DAY OF   
SR. NO: 

  
NELSON SOARES

