



गोवा GOA

561152

Sr. No. 27201 Place of Vendor PONDA Date of issue 18/03/2020
Value of Stamp Paper Rs. 500
Name of the Purchaser Jog Constns
Residing at Khadpabandh Ponda
As there is no one single stamp 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. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



AFFIDAVIT CUM DECLARATION

I, Mr. Shraavan Jagadish Jog, son of Mr. Jagadish Jog, aged 27 years and Mr. Prathamesh Bhagyachandra Sukthankar, aged 27 years, both Indian National, promoter of the proposed project "Swarajya Greens" and partners of Swarajya Buildcon, a partnership firm, duly registered before the Registrar of Firms of Ponda under registration No. MGO-F269-2018 dated 25/08/2018, having its office at Radhanath, Near LIC Building, Khadapabandha, Ponda- Goa, do hereby solemnly declare, undertake and state as under:-

Handwritten signatures of the vendor and purchaser at the bottom of the document.

(1) That the promoter has a legal Title Report 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 Sale deed dated 10/10/2018 for development of the real estate project is enclosed herewith.

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

(3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 29/12/2022.

(4) (i) That seventy percent of the amounts to be realised hereinafter by 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 the construction and the land cost and shall be used only for that purpose.

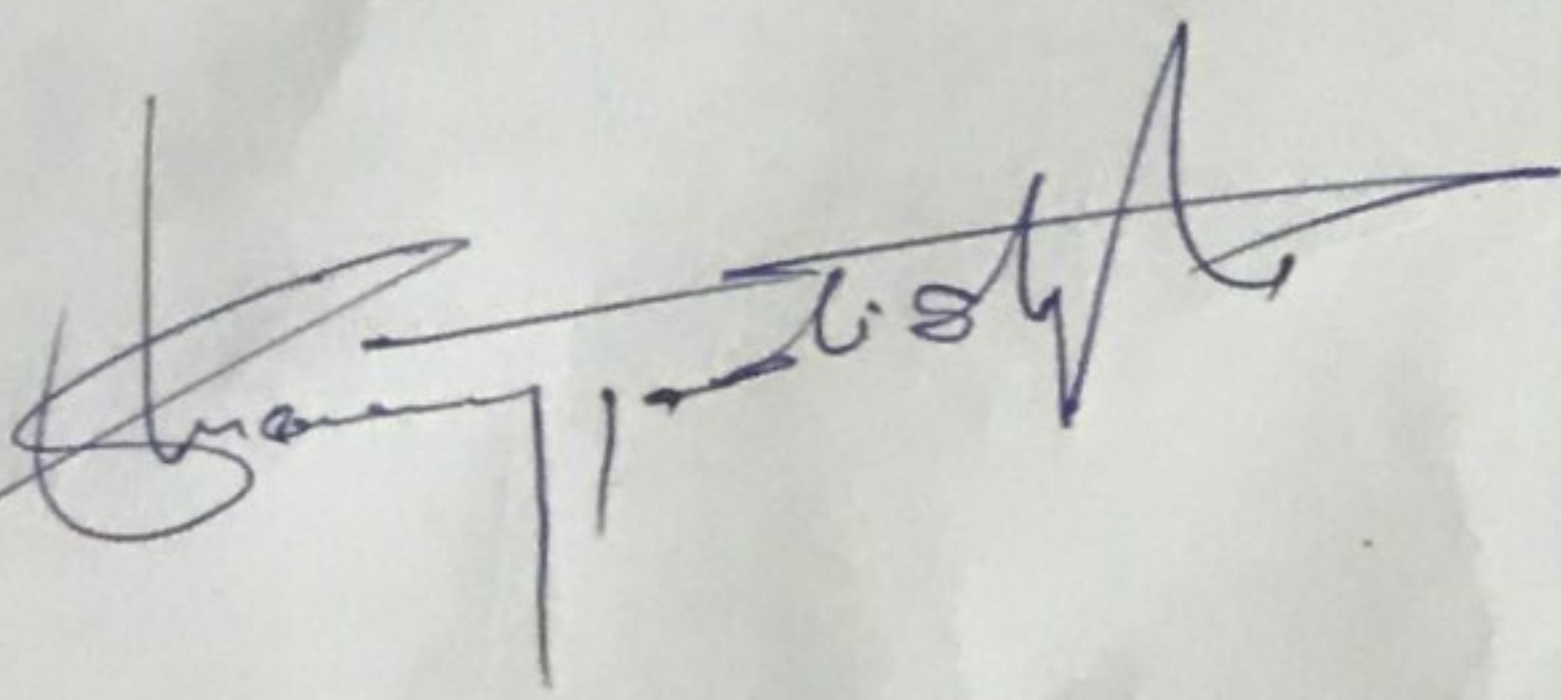
OR

(ii) That entire amounts to be realised hereinafter by promoter for that 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 the construction and land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of the completion of the project.

(5) That the 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 the amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion of completion of the project.

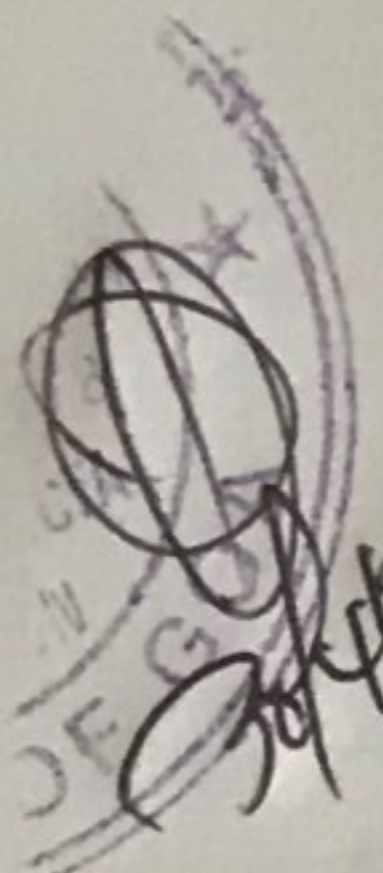
(7) That, the promoter shall take all the pending approvals on time, from the competent authorities.



(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.



For, Swarajya Buildcon

(Mr. Shravan J. Jog)
Partner

Identified by Selection Card No.
TUH0315879

(Mr. Prathamesh B. Sukthankar)
Partner

Identified by D.L. No.
6A0520080016296

VERIFICATION

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

Verified by me at Ponda - Goa on this April, 2020

DEPONENT

Witness, affirmed by
Shravan J. Jog &
Prathamesh B. Sukthankar.

Who Admit Contents of
This Affidavit On Oath
MADE BEFORE ME AND
SIGNED BY ME
NOTARY OFFICE at PONDA
THIS 30... DAY OF... April... 2020
SR. NO. 5796 THE NOTARY
NELSON SOARES

