

गोवा GOA

Sr No. 2643.....Place of Vendor Margao, Goa Dt: 03/07/2018

466584

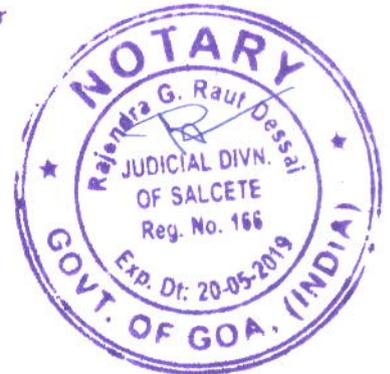
Value of Stamp Paper: 500
Name of Purchaser: Kayji Real Estate Pvt Ltd

Residing at:.....Father's Name:.....

As there is no one single stamp paper for the value of Rs. 500, additional stamp papers for the completion of the value are attached alongwith

Sign of Stamp Vendor
Lic. No. JUC/VEN-LIC/2/2005/AC-I
Arwin S. Goes, Margao-Goa

Sign of Purchaser



Affidavit cum Declaration

Affidavit cum Declaration of Shri. Chandrakumar R. Huilgol authorized signatory of M/s. Kayji Real Estate Pvt. Ltd. promoter/Owner of the proposed project named KAYJI PALLADIUM, duly authorized by the promoter/Owner of the proposed project, vide its Resolution/authorization dated 26.12.2017.

CRH

I, Shri. Chandrakumar R. Huilgol, authorized signatory of the promoter/Owner of the proposed project KAYJI PALLADIUM, duly authorized by the promoter/Owner of the proposed project do hereby solemnly declare, undertake and state on behalf of M/s. Kayji Real Estate Pvt. Ltd. as under:

1. That promoter/Owner has a legal title report to the land on which the development of the project is proposed

AND

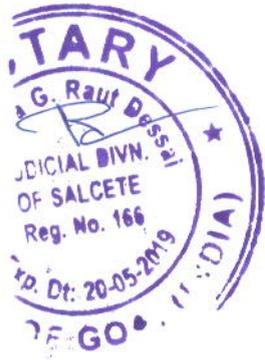
a legally valid authentication of title of such land of the promoter/owner is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter/Owner from the date of registration of project is 23/03/2023.
4. (a) For new projects: That seventy per cent of the amounts realized by promoter/Owner 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 realized hereinafter by promoter/Owner 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 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 purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

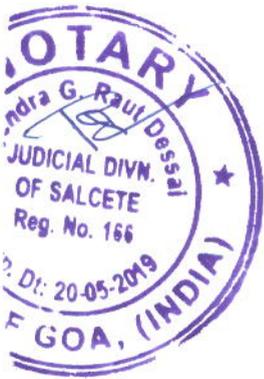
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.



CRH

6. That the promoter/Owner 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 the promoter/Owner shall take all the pending approvals on time, from the competent authorities.
8. That the promoter/Owner 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/Owner has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter/Owner 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 **3rd** day of **July 2018** at Margao, Salcete, Goa.



Deponent

A handwritten signature in blue ink, appearing to read 'C.R. Huilgol'.

Shri. Chandrakumar R. Huilgol
For M/s. Kayji Real Estate Pvt. Ltd.

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 Margao on this **3rd** day of **July 2018**.

Deponent

A handwritten signature in blue ink, appearing to read 'C.R. Huilgol'.

Shri. Chandrakumar R. Huilgol
For M/s. Kayji Real Estate Pvt. Ltd.