



गोवा GOA

Sr. No. 2670 Place of vend MAPUSA Date 18/02/2019 48187

Value of stamp paper 500/-

Name of Purchaser S. Mandrekar

Residing at Tivim son / wife of Shantaram Mandrekar

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

Purpose ✓

Transacting Parties

Signature of vendor
L. No. 22 (R.R.P. Dessal)

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MS VISION INDIA INFRAESTATE PVT. LTD, Promoter of the project name Mapusa Heights duly authorized by the promoter of the project, vide their resolution dated 15/12/2018, I Mr. Shailesh Mandrekar aged 44 years, son of Mr. Shantaram Mandrekar, Service, Indian National, duly authorized by the 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 to be carried out.

AND

A legally valid authentication of title of such land land along with an authenticated copy of the agreement between such owner and promoter 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 me/promoter from the date of registration ; is 31/12/2021;

4. (a) For new projects : That seventy per cent of the amounts realised 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 construction and the land cost and shall be used only for that purpose.

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 That the amount from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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



6. That I/promoter shall get the accounts audited within six month 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/ 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 I have furnished such other documents as have been prescribed by the rules and regulation made under the act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any Shops or Offices, as the case may be.

Solemnly affirmed on 18 day of February 2019 at Mapusa.

DEPONENT

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S. PI
BAND
A. S
NO
DT.
11/11



VERIFICATION

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

Verified by me at Mapusa on this 18 day of February 2019.

Identified By: self
D.L. NO. - GAOS 26100008281
D.O. I. - 1/2/1994
ADT - MAPUSA.

DEPONENT

Solemnly affirmed before me
Mr. Shailesh Manojekar,
who has been identified by Mr.
/ Advocate
/ known to me personally, Mapusa
Dt. 18/2/2019

D.S. PETKAR
Notary Public
Sr. No. 3105/2019

