



गोवा GOA

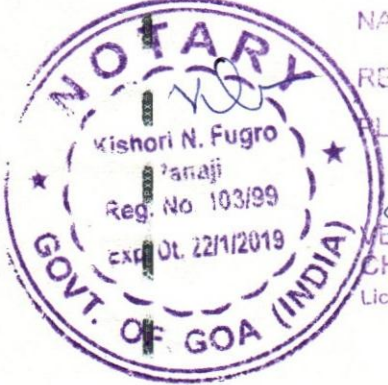
DATE 15/2/18. SR. No. 4175. VALUE 500

439663

NAME OF PURCHASER Devashri Nirman LHP

RESIDENT OF Panaji. PURPOSE

PLACE OF VENDOR, PANAJI



*[Signature]*  
 VENDOR SIGN.  
 CHANDRAKANT PATIL  
 Lic. No. AC/STP/VEN/LIC/23/2004

*[Signature]*  
 PURCHASER SIGN

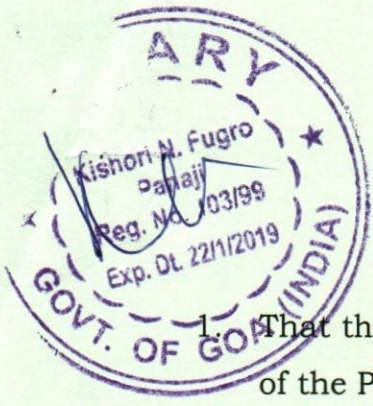
**AFFIDAVIT CUM DECLARATION**

Affidavit Cum Declaration of **SHRI. DATTAPRASAD PRABHAKAR PRIOLKAR**, son of Shri. Prabhakar Priolkar, aged 47 years, married, occupation service, having Permanent Account No. AIKPP 1917B, residing at B-1, Mitasu Manor, Sadar, Ponda Goa duly authorised by Promoter of the Proposed Project named Devashri Greens Phase II-A, vide Power of Attorney dated 10.11.2017 executed before the Notary Smt Kishori Fugro at Panaji Goa vide Registration No 1864 dated 14.12.2017 do hereby solemnly declare, undertake and state as under:-

*[Handwritten mark]*

*[Handwritten mark]*





1. That the Promoter has a legal title to the land on which the development of the Project Devashri Greens Phase II-A is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the Real Estate Project DEVASHRI GREENS is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the Project Devashri Greens Phase II-A shall be completed by the Promoter is 31.8.2018.
4. **For ongoing project on the date of commencement of the Rules:**  
That seventy percent of the amounts to be realised hereinafter by the 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.

OR

That entire amounts to be realised hereinafter by the 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 after it is certified by an Engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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That the amounts 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 Disclosures on Website) Rules 2017.

6. That the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such practising 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 Devashri Greens Phase II-A.
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 has furnished such other documents as have been prescribed by the 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 as the case may be on any grounds

Solemnly affirmed on 16<sup>th</sup> day of February of the Year Two Thousand Eighteen

*Dny*

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 Panaji -Goa on this 16<sup>th</sup> day of February of the Year Two Thousand Eighteen.

*Kishori*  
DEPONENT

AFFIDAVIT AFFIRMED AND VERIFIED  
BEFORE ME BY *Rajabprasad  
Rabhaakar Ashkar*  
REG. No. *8210* DATED *16.2.2018*

*Kishori*  
KISHORI N. FUGRO  
NOTARY AT PANAJI  
STATE OF GOA-INDIA

