



गोवा GOA

Sr. No. 1009 Place of Vend VASCO Date of Sale 03 JUN 2021

Vendor NILESH S. NADKARNI R/O Chicalim

670168

License No. JUD / VEN-LIC / 2005 / AG-1

Value of Stamp Paper 500/-

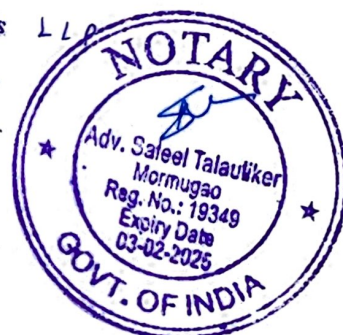
Name of Purchaser CHANDRA DEVELOPERS LLP

R/O DABOLI Father's Name

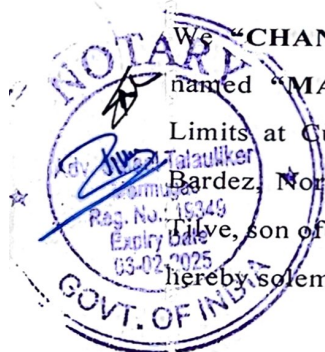
Purpose Transacting Parties

Sign. of Stamp Vendor

Sign. of Purchaser



### AFFIDAVIT CUM DECLARATION



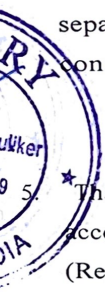
We "CHANDRA DEVELOPERS LLP" promoters of proposed Project, named "MARIGOLD FLORESTA" situated within Mapusa Municipal Limits at Cuchelim, on land surveyed under Chalta no-12 PT sheet No-5, Bardez, North Goa, duly represented by Designated Partner Mr. Praveen C Tilve, son of Late Shri Chandrakant T Tilve, aged 42 years, Indian National, do hereby solemnly declare, undertake and state as under: -

*Praveen C Tilve*

1. That We the Promoter have a legal title to the land on which the development of the Project “MARIGOLD FLORESTA” 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 “MARIGOLD FLORESTA” is enclosed herewith.

2. That the said 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 the project is 15.02.2024.
4. That seventy percent of the amounts realised 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.  


★ That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 practicing chartered accountant, 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 .





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.
11. The contents of our above Affidavit cum Declaration, in the above para 1 to 10 are true and correct and nothing material has been concealed by us therefrom.



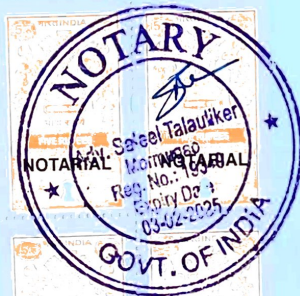
Solemnly affirmed on 06<sup>th</sup> day of June 2021, at Vasco Goa

Place: Vasco- Goa

Date : 05/06/2021

Deponent

PRAVEEN C TILVE  
DESIGNATED PARTNER



Solemnly affirmed before me by  
the deponent, who is identified  
to me by known to me

Adv. Saleel Talauliker  
NOTARY  
(Govt. of India)  
9, Karma Paes Avenue, 2nd Floor,  
Opp. Vasco Court,  
Vasco-da-Gama, Goa-403802

Reg. No.: 2321 / 2021  
Date : 7 / 6 / 2021