



गोवा GOA

Serial No. 1772 Place of Vendor MARGAO Date: 5/9/18

468148

Value of Stamp Paper: 500/-

Name of Purchaser: Jagannath M. Padbhudesai

Residence: Name of Father:

Purpose: Transacting } Parties

As there is no one single paper for the value of Rs. 600/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Kolwalkar
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Imprashidna

Affidavit cum Declaration of **M/s. Urban Alchemy PROMOTER** of the project named **Urban Alchemy Courtyard**.



I **PROMOTER M/S URBAN ALCHEMY** of the proposed project **Urban Alchemy Courtyard**, with its partners Mr. Jagannath Prabhudessai son of Mr. Manmohan Prabhudessai aged 56 years & Mr. Ankit J. Prabhudessai Son Of Mr. Jagannath Prabhudessai aged 29 years, both Indian nationals, do hereby solemnly declare, undertake and state as under:

(1) That I the foresaid **PROMOTER M/s Urban Alchemy** has a legal title Report to the land on which the development of the proposed project is to be carried out.

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 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** the **PROMOTER** from the date of registration of project; is **30th September 2022**.

(4) (a) For new projects: That seventy per cent of the amounts realised by **ME** 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

Supra Shinde

Apudhude

(9) That I the **PROMOTER** have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I the **PROMOTER** 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 29th day of September 2018 at Margao.

Deponent

M/s Urban Alchemy

Mr. Jagannath M. Prabhudessai
Mr. Jagannath M. Prabhudessai
(Partner)


Mr. Ankit J. Prabhudessai
(Partner)

Verification

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

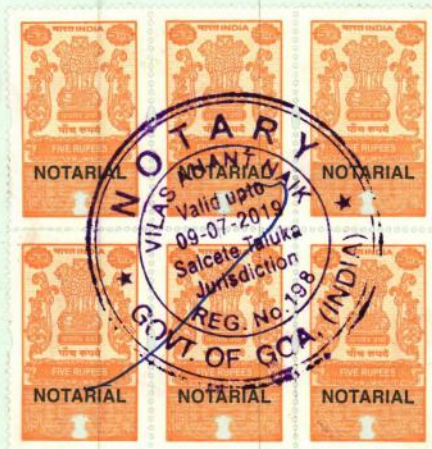
Verified by me at 29th day of September 2018 at Margao.

Deponent

M/s Urban Alchemy

Mr. Jagannath M. Prabhudessai
Mr. Jagannath M. Prabhudessai
(Partner)


Mr. Ankit J. Prabhudessai
(Partner)



Solemnly affirmed before me by
Shri/Smt. Jagannath Prabhu
Who is identified before me by Dadar
Shri/Smt.
Who is personally known to me
DATE: 29/09/2018
REG. No: 35863/2018

VILAS ANANT NAIK
ADVOCATE & NOTARY
MARGAO
STATE OF GOA, INDIA