

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

गोवा GOA

13-1-2018
449862

Serial No. 6058 place of St. Vennd Mapusa Date

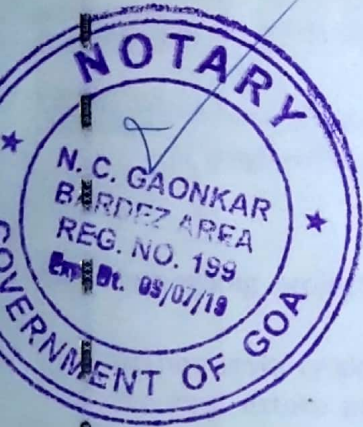
Value of stamp paper 500/-

Name of Purchaser Miss Simran Tekchandani

Resident at Siolim Son of Suresh Tekchandani

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C.J. PANDEY - LIC NO. AC/STP/VEN/84/2003



FORM 'II'

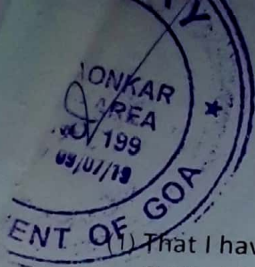
[See rule3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Simran Suresh Tekchandani promoter of the project named Las Terrazos, Simran Suresh Tekchandani-daughter of Suresh Tekchandani aged 22 Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Simran S.T



That I have a legal title Report to the land on which the development of the Project is proposed

OR

have/~~has~~ a legal title Report to the land on which the development of the proposed project is to be carried out

AND

(2) That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the Date of registration of project; is 30th December, 2020

(4) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized 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.

OR

(ii) That entire amounts to be realized 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)

(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.

Simran S.T.

- (6) That I 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 certified duly 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 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I 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 21st February 2018

Simran S.T.

Simran Suresh Tekchandani
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 21st February 2018

Simran S.T.

Simran Suresh Tekchandani
Deponent

Identified by
Raksha S. Naik
Advocate & Notary
6678 3712 5785



Solemnly affirmed
Before me

N. C. Gaonkar
N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa
Reg. No. 1918/2018

21 FEB 2018