

गोवा GOA

Serial No. 5658 Place of St. Vend Mapusa Date 15.12.2023

827564

Value of Stamp Paper

Name of Purchaser Vikesh Assotikar

Residence at Bastor D/W

As there is no single stamp paper for the value of Rs \_\_\_\_\_ Additional stamp papers for the competition

Of the Value is attached along with purpose \_\_\_\_\_

Amrita Korgaonkar

Signature of Vendor

Signature of Purchaser

AMITA KORGAONKAR LIC NO. AC/STP/VEN/06/2019



AFFIDAVIT CUM DECLARATION

Vikesh Assotikar

Affidavit cum Declaration of **Mr. VIKESH RAMEXA ASSOTICAR** alias **VIKESH RAMESH ASSOTIKAR (Proprietor) BALAJI DEVELOPER** promoter of the project named **MADHUMEERA** /duly authorized by the promoter of the proposed project, Son of Ramexa assoticar alias Ramesh Assotikar aged 49 Indian national, promoter of the proposed project/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 proposed OR have 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. 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 05/12/2026.

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

(b) 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.

(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.

(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 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.



*Vikesh Assotikar*

- (7) That I 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 16th day of December 2023 at Mapusa Goa.

Vikesh Asschcom  
Deponent



I, hereby attest the above signature of the executant's  
Shri./Smt./Kum Vikesh Asschcom  
r/o Mam Bala Red  
who has signed before me and has been identified by  
Whom I know personally me

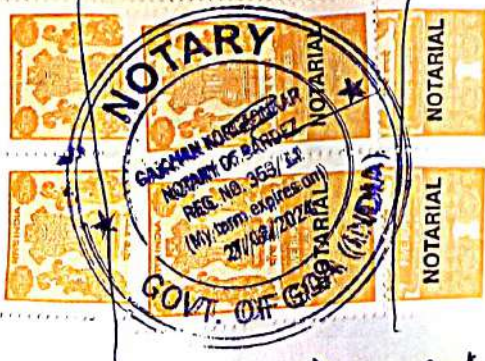
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GAJANAN K. KORGAONKAR  
NOTARY OF BARDEZ  
REG NO. 353/14  
Sr No. 6820 DL 16/12/23



#### 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 16<sup>th</sup> day of December 2023.



Vikesh Asschcom  
Deponent

G

#### BEFORE ME

Mr. Gajanan K. Korgaonkar  
Advocate & Notary Public  
Mapusa (Bardez), Goa  
Sr. No. 6821  
Date:- 16/12/23

Vikesh Asschcom