



गोवा GOA

682157



Serial No. C&C Place of Vendor, Panaji Date 21/1/21

Value of Stamp Paper

Name of Purchaser

Residence Panaji Name of Father

Purpose _____ Transacting

Parties:

Scout Khalkar

Sign of Stamp Vendor

Signature N. V. Raju, Kar

Reg. No. AC/STP/VEN/747/99

Sign of Purchaser

AFFIDAVIT CUM DECLARATION



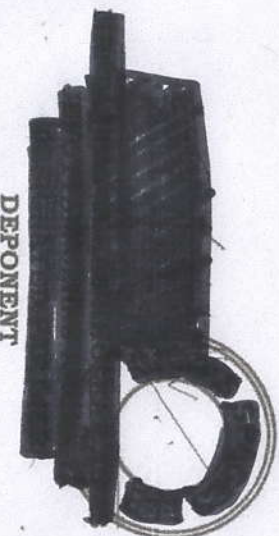
Affidavit cum declaration of [REDACTED] promoter of project named [REDACTED], through its Designated Partner [REDACTED], [REDACTED], (AADHAR No. [REDACTED], (PAN No. [REDACTED], (Mobile: [REDACTED], son of [REDACTED], aged [REDACTED] years, Businessman, Married, Indian National, resident of [REDACTED], [REDACTED], do hereby solemnly declare, undertake and state as under:

1. That I the aforesaid Promoter, [REDACTED] have a legal title report to land on which development of project is proposed and a legally valid authentication of title of such land along with an authenticated copy of agreement between such land owners and the **PROMOTER** for development of real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by the **PROMOTER** from the date of the registration of the project is 31/12/2026.
4. That seventy per cent of amount to be realised hereafter by the **PROMOTER** for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.
5. That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 accounts audited within six months after 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 amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to 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 the 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 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 plot or building, as the case may be.
- Solemnly affirmed on 20th day of October 2021 at Panaji, Goa.

For


DEPONENT


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 Panaji, Goa on this 20th day of October 2021.



Solemnly affirmed before me by the Deponent who is identified to me by Manish D. Salkar to be

For 
DEPONENT

3
ADV MANISH D. SALKAR
NOTARY
OFFICE No. 1, 3rd FLOOR,
NAVELKAR TRADE CENTRE,
M. G. ROAD, PANAJI, GOA.
Reg No - 287/2021
Date - 21/10/2021