



गोवा GOA



No. ...541... Place of vend. QUEPEM, Date of vend. 16/06/24
Value of Stamp ...Rs. Five hundred only... 725625
...for ...Smt. Seshgiri Anand Bene...
Residing at Quepe ...son...
As there is no ...for the value of Rs. 500...
additional stamp paper for the completion of the value is at ...
...with

[Signature]
Signature of Purchaser

[Signature]
Signature of Notary
...
...
...

FORM "II"

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AND AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTOR OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Seshgiri Anand Bene, the promotor of proposed project named "RAMNATH DAMODAR COMMERCIAL COMPLEX", vides its/his/their authorization no .N.A. dated N.A.;

I, of Mr. Seshgiri Anand Bene, holding Aadhar Card No. [REDACTED] 6084, Indian national, promoter of proposed project named "RAMNATH DAMODAR COMMERCIAL COMPLEX" in the survey bearing No. 24/C of Village Sirvoi of Quepem Taluka, State of Goa

[Signature]

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- 1) That I/promotor have/has a legal title Report to the land on which the Development of the Project 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 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 /promoter from the date of registration of project is 11/02/2025.
- 4) (a) For new projects : That seventy percent of the amounts realized 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-

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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR



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/ the promoter shall get the account audited within six months after the end of every financial year by 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 the particular project have been utilized for the project and the withdrawal

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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 approval 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 Rules, within seven days of the changes occurring
- 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 affirms on 15th June, 2022



SESHGIRI ANAND BENE

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 on 15th June, 2022



SESHGIRI ANAND BENE

DEPONENT



Solemnly affirmed before me by
Shri / Smt. Seshgiri Anand Bene
Who is identified to me by

Who is personally known to me
On this 15th day of June, 2022
Place Olupem - Goa
Reg. No. 1657/2022



PURUSHOTTAM K. PHALDESAI
NOTARY