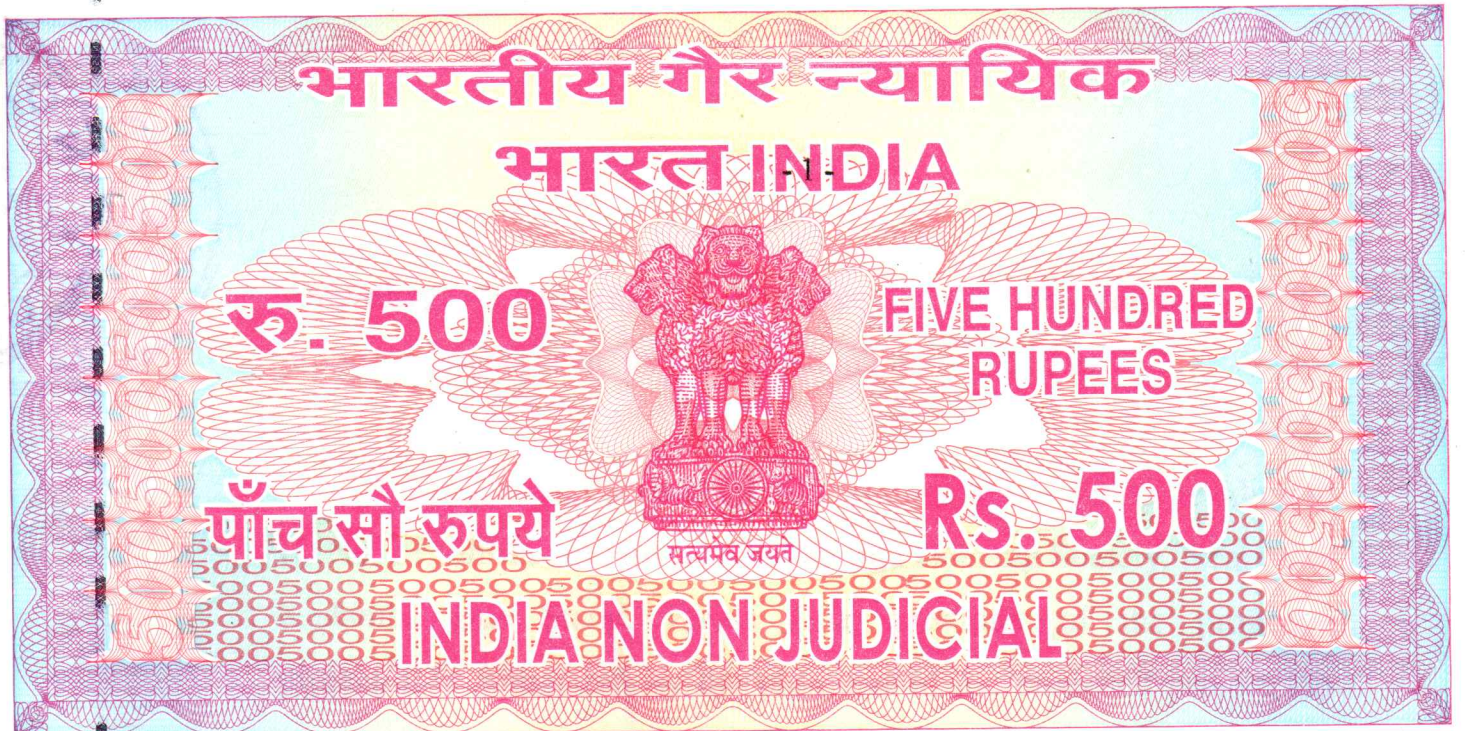




गोवा GOA

Serial No. 2297 Place of Vend. Ponda Date 18/7/18
Value of Stamp paper 500/-
Name of Purchaser Shashi Pachan
Residing at Pond Son of Sheshhar
For the Purpose of
Signature of Vendor Signature of Purchaser

403772

Licence No. 2
S.D.S. Curtorkar
PONDA



AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/s Devi Construction through
its proprietor Mr. Shashi Pachan, promoter of proposed project named

Shashi Pachan



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“Navdurga Residency”, duly authorized by the promoter of the proposed project, vide its authorization no. _____ dated _____

I, Mr. Shashi Pachan, aged about 53 years, business, residing at H. No. 21, Shrilaxmi Niwas, Shantadurga Housing Society, Near New Kadamba Bus Stand, Ponda Goa, promoter of the proposed project/duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. I say that I have a legal title report to land on which development of project is proposed.

2. That said land is free from all encumbrances.

3. That time period within which project shall be completed by me/promoter from the date of registration of project is 1-1-2021.

4. (a) For new projects:

That seventy per cent of amount realised by me/promoter for development/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 the land cost and shall be used only for that purpose.

(b) For on-going project on date of commencement of the Rules.

(i) That seventy per cent of amount to be realised hereinafter by me/promoter for development/real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained



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in a schedule bank to cover cost of construction and land cost and shall be used only for that purpose.

5. That amounts from separate account shall be withdrawn in accordance with section 4(2) (1) read with Rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rule, 2017.
6. That I/the promoter shall get accounts audited within six months after end of every financial year by a charter accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That I/the promoter shall take all approvals on time from 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.
9. That I/the promoter has furnished such other documents as have been prescribed by 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 at Ponda on
this 18th day of July 2018.

Deponent

(Shri. Shashi Pachan)

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 Ponda on
this 18th day of July 2018.

Deponent

(Shri. Shashi Pachan)

CERTIFIED that Shri/Smt
Shashi Pachan
has verified the above.....
Affidavit cum Declaration
before
me on this 18th day
of July 2018
Reg. No. 46/92

C.G. D'COSTA
NOTARY
PONDA
STATE OF GOA
INDIA



