भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

08 SEP 2020 A 161814

Serial No. 852/21 Place of Vending Vasco Date of Sale:.....

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

Value of Stamp Paper: Rs. 100/- (Rupees Hundred only)

Name of Purchaser Ashwin Cholera R/O: Chicalim

Name of Father/Husband : S. Cholera Purpose.....

Signature of Stamp Vendor

Signature of Purchaser

NOTARY

Adv. Ulhas V. Shirodkar

Reg. No. 163

Mormugao Taluka

Valid upto 19/5/2024

GOVT. OF GOA (INDIA)

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ashwin Cholera** Partner cum promoter of the Shantilal Real Estate Services proposed project Valley & Hills by Shantilal by survey no 9/4 F & 9/4 G, Dabolim -Goa;

I, **Mr. Ashwin Cholera** Partner cum promoter of Shantilal Real Estate Services. proposed project do hereby solemnly declare, undertake and state as under:

1. That I Partner cum promoter have a legal title report to land on which development of project is proposed.

Shirodkar
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Taluka
19/5/2024
GOA

AND

a legally valid authentication of title of such land by practicing advocate of land owner along with Sale Deed for development of real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

3. That the time period within which project shall be completed by me/promoter is 13 months. i.e. 31/10/2021.

4. (a) For on-going project on date of commencement of the Act.

   (i) That seventy per cent of amount to be realised hereafter by me/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 accordance with Rules framed by State Government.

5. That amounts from separate account shall be withdrawn in accordance with Rules framed by State Government.

6. That I Partner cum promoter shall get accounts audited within six months after end of every financial year by a chartered 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 utilised for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That Partner cum promoter shall take all approvals on time from competent authorities.

8. That I Partner cum promoter have furnished such other documents as have been prescribed by rules and regulations made under the Act.

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 Vasco-da-Gama, Goa on this 7th day of September, 2020.

A. S. Cholera

Ashwin Cholera
Partner
Shantilal Real Estate Services.