



गोवा GOA

Sr. No. 20786 Place of Vend PONDA Date of issue 23/2/18 419753
Value of Stamp Paper Rs. 500/-
Name of the Purchaser Gous mohammed M. Shiraguppi
Residing at Maveli son of Gous Ponda Goa
As there is no one single stamp paper of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with

Signature of The Vendor
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



FORM 'II'
[Seerule3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Civilco Engineers and Associates Promoter of the project named "Empire Village" duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 1 dated 23/02/2018; I, Sh. Mr. Gousmohamad M Shiraguppi son/daughter of Mehboob Shiraguppi

Aged 53 YEARS 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/promoter have/has a legal title Report to the land on which the development of the project is proposed-~~

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out.

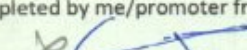
AND

A legally valid authentication of title of such land alongwith an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed here with.

(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 with in which the project shall be completed by me/promoter from the date of registration of project ;is; 19/8/2020. 

(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 on going project on the date of commencement of the Rules—

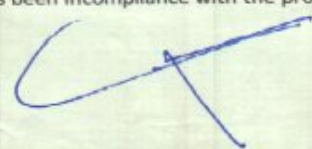
(i) That seventy percent of the amounts to be realized here in after by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realized here in after 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) Rules, 2017.

(6) That I/the promoter 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.



(7) That I/the promoters shall take all the pending approvals 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 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 promoters 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 23RD day of Feb 2018

Mr. Gousmohamad M Shiraguppi
Deponent

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 23RD day of Feb 2018

Mr. Gousmohamad M Shiraguppi
Deponent



solemnly affirmed before me by
Gousmohamad M. Shiraguppi

who is identified to me by

who is Personally known to me

Date: 12/3/2018

Place: Ponda - Goa

Ref No 80718

ADV. DATT A. GAONKAR
NOTARY
PONDA
STATE OF GOA
- INDIA