



गोवा GOA

Sr No. 654 Place of Vendor: Margao Date: 30/04/2018

402305

Vendor's Name: Antonio Joao De Abreu License No: JUD/VEN - LIC/ 2007/AC-4

Value of Stamp Paper: Rs. 500/-

Purchaser's Name: KARE REALTORS LLP

Residence: MARGAO Father's Name: _____

Purpose: _____ Transacting Parties: _____

As there is no single paper for the value of Rs. _____

Additional stamp papers for the completion of the value are attached alongwith.


Signature of Vendor


Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Cont.2/-



FORM 'II'

[See rule 3(6)]



Affidavit cum Declaration of Mr. Vasant Shrivallabh Kare duly authorized by the promoter of the proposed project named Indira Avenue, vide its authorization letter dated 20th April 2018:

I, Mr. Vasant Shrivallabh Kare son of Mr. Shrivallabh Vassant Kare, aged 32, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I/promoter have 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 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 30/06/2020 ;
- (3) That seventy per cent 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.
- (4) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
- (5) 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.
- (6) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (7) That I/the promoter shall inform the Authority regarding all the changes that occurred in the information furnished under sub-section (2) of section 4

(9) That I/the promoter 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 affirmed on 3rd day of May 20 18 at Margao.


DEPONENT

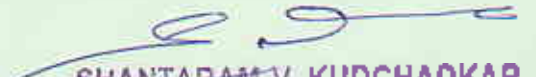
Verification

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 Margao on this 3rd day of May 2018.


DEPONENT



Solemnly affirmed, Before Me
Mr. Vasant Shrivallabh Kate
Who is Identified to Me by
D.L No:- GA08R-2008-0037
Who is personally known to me
this 3rd day of May 2018
Reg. No. 3092/18


SHANTARAM V. KUDCHADKAR
M. COM., LL.B
Registration No.: 129/2000
NOTARY
For Salcete Taluka, State of Goa (India)
FIRST FLOOR, S. S. CORREIA STRIDE,
NEAR NEW COLLECTORATE BUILDING
MARGAO-GOIA