

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

B 081289

गोवा GOA

No. 1922 Place of Vendor CURCHOREM Date of Issue 30/09/19

Value of Stamp Paper Rs. 50/- (fifty)
Name of purchaser VARUN KUCHADALCAR
at CURCHOREM - GOA



[Signature]
Signature of Vendor

[Signature]
Signature of Purchaser

MR. PASCOAL FERNANDES
CURCHOREM - GOA
Lic No.: JUD/VEN-Lic/2005/AC-1
Date: 03-11-2005

AFFIDAVIT CUM DECLARATION

[Signature]

Affidavit cum declaration of **M/S JMD DEVELOPERS** , promoter of the project named "JMD-ROOPA AVENUE" duly authorized by the promoter of the project their vide dated 20/12/2018 .

I, Shri Varun S. Kudchadkar , son of Shantaram Kudchadkar, aged 33 years, Indian National , duly authorized by the promoter of the project do hereby solemnly declare undertake and state as under :

That **M/S JMD DEVELOPERS** have a legal title to the land on which the Development of the project is proposed.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **JMD DEVELOPERS** is from the date of registration is **1-May - 2023** .
4. That seventy per cent of the amounts realised by **M/S JMD DEVELOPERS** 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.
5. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in Practice that the withdrawal is in proportion to the percentage of Completion of the project.
7. That **M/S JMD DEVELOPERS** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statements of accounts duly certified and signed by such 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.
8. That **M/S JMD DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.
9. That **M/S JMD DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That **M/S JMD DEVELOPERS** shall not discriminate against any Allotted at the time of allotment of any apartment, plot or building, as the Case may be, on any grounds.

Deponent

