



गोवा GOA
STP. VEN. LIC.No.
AC/STP/VEN/2000

Serial No. 2547 Place of issue PERNEM Dist. 11/5/23
Value of stamp paper Five hundred only
Name of Purchaser Pavan Kumar Tahsildar
Resident of Pedne Son of Ashok Tahsildar

732551



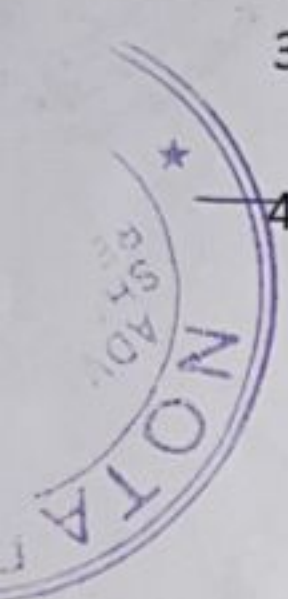
Signature of Vendor

Signature of Purchaser

FORM 'II' (See rule 3 (6))

Affidavit cum Declaration

Affidavit cum Declaration of MR. PAVANKUMAR ASHOK TAHASHILDAR
.Proprietor of Mahalaxmi Complex, son of Shri Ashok T. Tahashildar, major
of age , married ,business , Indian National , holding resident of H.No. 6/40
A, Vrundavan , Sawalwada , Pernem- Goa. Promoter of the proposed
project do hereby solemnly declare, undertake and state as under :-

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- 1 That I , promoter have a legal title Report to the land on which the development of the project is proposed to be carried out AND a legally valid authentication of title of such land along with other authenticated other copies 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 31st December 2027.
 - 4 For ongoing project on the date of commencement of the Rules: That seventy per cent of the amount to be realized hereinafter 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose,
 - 5 That the amount from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Registration and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Intrest and Disclosures on website) Rules 2017.
 - 6 That the promoter shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountants, 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 amount so 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 the promoter shall take all the pending approvals on time, from the competent authorities .

- 8 That 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 the promoter have /has furnished such other documents as have been prescribed by the rules and regulations and under the Act.
- 10 That 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 affirm on 11th day of May 2023 at Pernem , Goa.

Pavankumar A. Tahashildar

Deponent

PAVANKUMAR A. TAHASHILDAR

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 on 11th day of May 2023 at Pernem , Goa.

Pavankumar A. Tahashildar
Deponent

PAVANKUMAR A. TAHASHILDAR

[Redacted Signature]
Pavankumar A. Tahashildar



Solemnly affirmed Before me Pavankumar A. Tahashildar
who has been identified before me [Signature]
known to me personally
Pernem on 11/5/2023 Reg. No. 5065/2023

[Signature]
Adv. A. K. Shahapurkar
NOTARY
PERNEM DIVISION GOA