



गोवा GOA

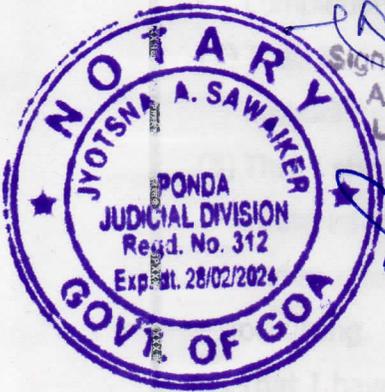
13 JUL 2023

722981

Serial No. 1691 Place of Vend PONDA Date _____
Value of Stamp Paper Rs 500
Name of The Purchaser Dilip Desai
Resident at Ponda Goa Son of _____
For the purpose of Garrent

Signature of the Vendor [Signature]
A. D. S. Kulkarni
Licence No. 288

Signature of Purchaser [Signature]



Form- II

Affidavit cum Declaration

I, Shri Dilip Desai, son of late Keshav Desai, aged 62 years, Indian National, promoter of the project " Pushp Residency" at Plot. Y, Survey No. 23/1A (part) Dhavali mal, Ponda- Goa do hereby solemnly declare, undertake and state as under:

- (1) That I have a legal title Report to the land on which the development of the project is ongoing.
- (2) That the project land is free from all encumbrances.

[Signature]



- (3) That the time period within which the project shall be completed by me from the date of registration of project is 18 months ie before 31/03/25.
- (4) That seventy per cent of the amounts to be realized hereinafter by me 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
- (6) That I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That I shall take all the pending approvals on time, from the competitive authorities.
- (8) That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I 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 13th day of July 2023 at Ponda.

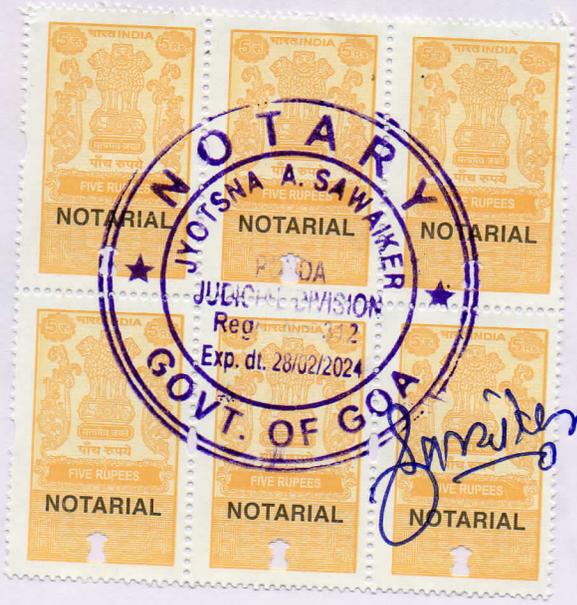
Deponent Verification



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 Ponda on this 20th day of June 2023

Deponent

Solemnly affirmed by :-
MR. / MRS. MH. Dilip Keshav Desai
WHO IS IDENTIFIED BY Pan Card
No. ABWPP4544M
Who Admits Content of
This Affidavit under Oath
MADE BEFORE ME AND SIGNED BY ME
NOTARY OFFICE at PONDA-GOIA
THIS 14th DAY OF July 2023
Reg. No. 1527 The NOTARY
JYOTSNA ABHAI SAWAKER



I, the Deponent, am of full legal age, aged 42 years, Indian National, promoter of the project "Ponda Residency" at Plot T, Survey No. 73/1A (part) District and Ponda-Goa do hereby solemnly declare, undertake and state as under:

- (1) That I have a legal title report to the land on which the development of the project is ongoing.
- (2) That the project land is free from all encumbrances.