



गोवा GOA

Sl. No. 2796 Place of Vend: Margao. Date of Issue 14/10/2017
Value of Stamp Paper 500/-
Name of the Purchaser Ramraj Enterprises
S/o Margao Residing at Margao

381226
TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013/AC-I
Shop No. 4, Ave Maria Building,
Margao-Goa Ph: 2731274




Stamp Vendor Signature:


Signature of Purchaser:

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. RAJENDRA NARAYAN TALAK** Managing Partner of **RAMRAJ ENTERPRISES** promoter of the project named **SILVA JEWELS BLDG B** duly authorized by the promoter of the proposed project, vide authorization No. 115 dated 06/08/1983; I, **Shri. RAJENDRA NARAYAN TALAK** son of Narayan Talak aged 61 years Indian national, promoter of the proposed project **SILVA JEWELS BLDG B** duly authorized by the promoter of the proposed project 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 proposed

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 from the date of registration of project; is 31/12/2021;

(4) (a) For new projects: That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 competent 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 17th day of July 2019 at Margao.



Deponent

Rajendra Narayan Talak

Rajendra Narayan Talak

Ramraj Enterprises

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

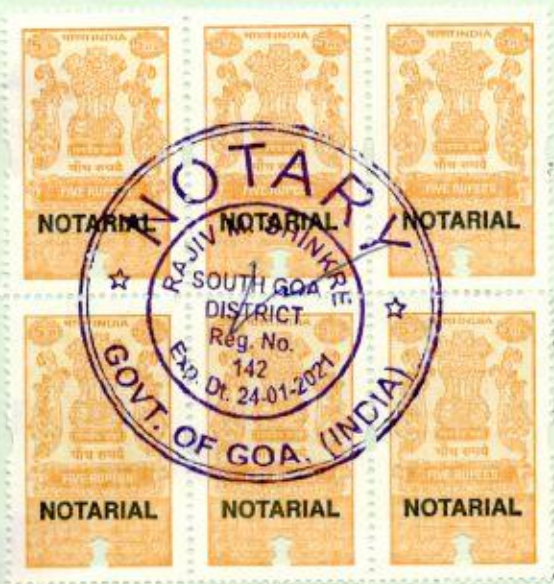
Verified by me at Margao on this 17th day of July 2019.

Deponent

Rajendra Narayan Talak

Rajendra Narayan Talak

Ramraj Enterprises



Solemnly Affirmed Before Me by
Rajendra Narayan Talak

Who is Identified by

Aadhar Card

To whom I Personally know

Reg. No. *98385*

Date: *17.7.2019*

Rajiv Shinkre

RAJIV MUKUND SHINKRE

NOTARY, MARGAO

SOUTH GOA DISTRICT

STATE OF GOA (INDIA)