



गोवा GOA

Sr. No. 6006 Place of Vend. Goa Date of Issue 18/02/2020
Value of the Stamp Paper Rs. 500
Name of the Purchaser Shankarrao A. Desai.
Residing at Conquation - Goa of A. Desai.

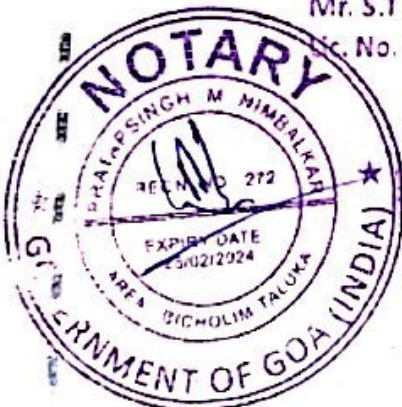
541977

Signature of Vendor

Mr. S.T. Parab

Signature of Purchaser

St. No. AC/STP/VEN/99/477



Affidavit cum Declaration

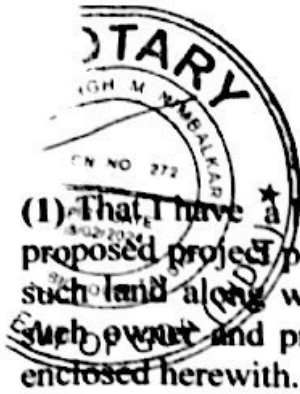
Affidavit cum Declaration of Mr. Shankarrao A. Desai, Promoter of the project named "Nikam Residency" duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 871 dated 17/08/2017 ;

I, Shri Shankarrao A Desai, son of Late Appasaheb Desai, aged 49 years, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

.....2/-

Shankarrao

Shankarrao
NOTARY



-: 2 :-

(1) That I have a legal title Report to the land on the development of the proposed project 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/promoter from the date of registration of project; is 31.01.2023;

(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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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/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 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/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/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.

.....3/-

Shri

(9) That I/the promoter have/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 25 day of February 2020 at Sanquelim, Goa.

Shankarrao
Shankarrao Desai
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 Saquelim on this 25th day of February 2020

Shankarrao
Shankarrao Desai
Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Shankarrao A. Desai.
WHO IS IDENTIFIED BEFORE / ME
BY personally known
WHOM I KNOW
SERIAL No 135 DATED 25/02/2020.
Notary stamp R. 301-

Shri. Pratapsingh .M. Nimbalkar
Shri. Pratapsingh .M. Nimbalkar
Advocate & Notary,
Sanquelim, Bicholim - Goa.

