



गोवा GOA

Sl. No. 11190 Place of Vend: Margao. Date of Issue. 13/1/24
Value of Stamp Paper: 100/-
Name of the Purchaser: Surekha Parkar
Residing at: Margao

B 184883
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]
Signature of Purchaser: [Signature]



Affidavit cum Declaration

Affidavit cum Declaration of 1) Mr. Vibhav P Parkar Partner of M/s Vibhav Real Estate Son of Pundalik Parkar, aged 35 Years, Indian National, 2) Mr. Sudin N Verenkar, Managing Director of Madanant Constructions Goa Pvt Ltd, son of late Nagesh Surya Verenkar, aged 60 years, Indian National are the promoters of the project named **"ANTRUZ AVENUE"** duly authorized by the Promoter and Developer of the proposed project do hereby solemnly declare, undertake and state as under:

[Signature] [Signature]



- (1) That we have a legal title Report to the land on which the development of the project is proposed.
- (2) That the project land is free from all encumbrances. OR Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
- (3) That the time period within which the project shall be completed by us as a Proprietor from the date of registration of project is 31st December 2030;
- 4) (a) For new projects: That seventy per cent of the amounts realized by us as a Proprietor of 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 realized hereinafter by us as a Proprietor 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.

(ii) That entire amounts to be realized hereinafter by us as a Proprietor 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- (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.



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(6) That we the Proprietors 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, 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 compliance with the proportion to the percentage of completion of the project.

(7) That we the Proprietors shall take all the pending approvals on time, from the competent authorities.

(8) That we the Proprietor 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 we the Proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we the Proprietor 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 12th day of April 2024

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Margao Goa day of 12th April 2024.

Deponent

1) Mr. Vibhav P. Parkar.
For Vibhav Real Estate.

2) Shri. Sudin N Verenkar
For Madanant Construction (Goa) Pvt Ltd.



EXECUTED BEFORE ME
WHICH I ATTEST

V.V. Sukhthanker
V.V. SUKHTHANKER
NOTARY
MARGAO-GOA
State of Goa (india)
Reg. No. 1137/24
Date 2 APR 2024