



गोवा GOA

Date 9/9/19 Sr. No. 106 Value Rs. 500/-

Name of Purchaser Linc Property Developers Pvt Ltd

Resident of Dona Paula

Place of Vendor Panaji

Licence No. AC/ST/ VEN/102/2003

Sign. of Vendor

Sign of Purchaser

507901



Affidavit cum Declaration

This Affidavit cum Declaration of *Linc Property Developers Private Limited*, a company registered under the Companies Act 1956 under CIN no. U45200GA2006PLC004839, having its registered office at Plot No. 5, La Ocean Colony, Dona Paula, Goa, having PAN Card No. AABCL2247A, which is the **Promoter of the proposed real estate project named as 'Linc Viera'**, located at survey nos. 46/3 & 46/17, Soccorro Village, Bardez Taluka *and its* duly **"Authorized Person"** "Mr. Raghav Jalan" by the abovementioned company vide its authorization letter dated **06/06/2019**; make the said Affidavit cum Declaration to be produced before the RERA authorities which reads as under:-

I, **Shri. Raghav Jalan**, son of Mr. Prakash Jalan, aged 28 years, married, in business, bearing Pan Card no: AHHPJ5560G, Adhar number 772594541931, Indian National and residing at B-33, F1/S1, Milroc Ribandar Retreat, Ribandar, Goa, duly authorized by the Promoters of the proposed ^{real estate} project do hereby solemnly declare, undertake and state as under:-

[Handwritten Signature]



1. That the Promoter are the owners and have a legal title Report to the land on which the development of the project is proposed.

2. That the said project land is free from all encumbrances.

3. That the time period within which the project on the schedule land shall be completed by the Promoter from the date of registration of Project is 20/03/2022.

4. (a) For New Projects: That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a following 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.

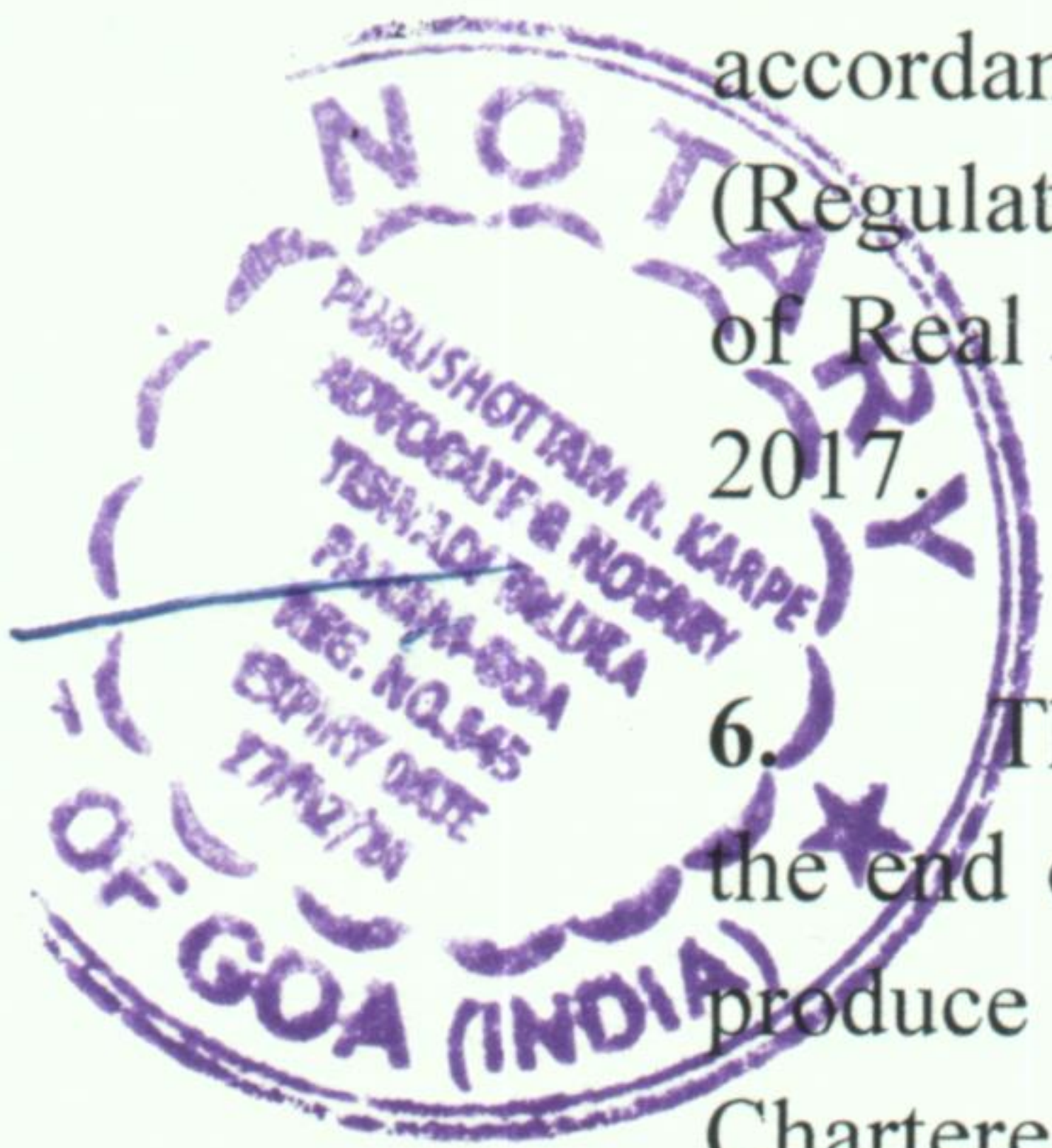
5. That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6. That 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 the Promoter shall take all the pending approvals on time, from the competent authorities.

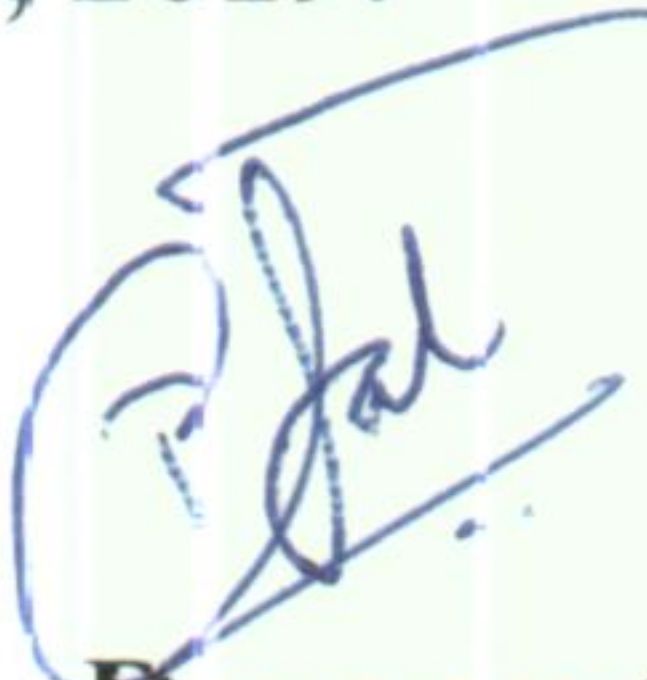
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of Section 4 of the Act and under Rule 3 of the said Rules, within seven days of the said changes occurring.

9. That the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That the Promoters 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 this 11th day of September, 2019.


Deponent
Mr. Raghav Jalan



(Promoter/Authorized Person /Director)

Linc Property Developers Private Limited

Verification

The contents of my above all the paragraphs in the Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

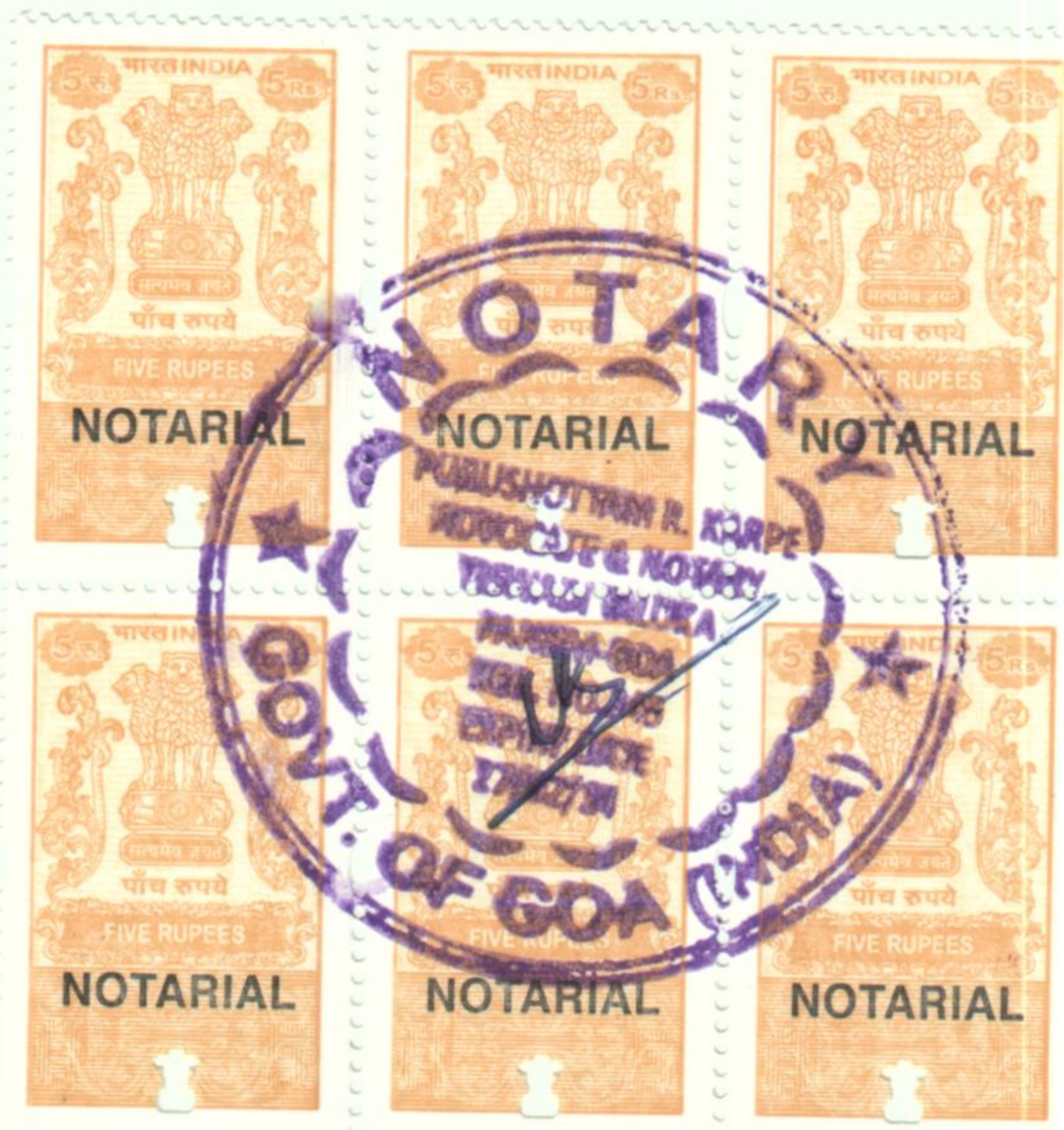
Verified by me at Panaji, Goa, on this 11th day of September, 2019.


Deponent
Mr. Raghav Jalan



(Promoter/authorized Person/Director)

Linc Property Developers Private Limited



Solemnly affirmed before me by
Shri/Smt. Raghav Jalan
who has been identified by Pan
card No. AHMPS55689
whom I personally know.
Reg. No. 424.. Date 11.09.19


PURUSHOTTAM R. KARPE
NOTARY FOR TISWADI TALUKA
STATE OF GOA (INDIA)
Reg. No. 345