



गोवा GOA

Sr. No. 2787 Place of Vend. Date of Issue 04/01/19
Value of the Stamp Paper Rs. 500
Name of the Purchaser Sandeep Atmaram Kerkar.
Residing at Honda, Sattari, Goa. Son of Atmaram Kerkar.
Signature of Vendor Signature of Purchaser
Mr. S.T. Parab
Lic. No. AC/STP/VEN/99/477

500251



AFFIDAVIT cum DECLARATION

Sandeep Kerkar

Affidavit cum Declaration of Mr. Sandeep Atmaram Kerkar promoter of the project
~~proposal construction of Residential cum Commercial Building~~ *Vaibhav Complex*

I, Mr. Sandeep Atmaram Kerkar, Age Adult, Occupation Business, Office at promoter
of the proposed do hereby solemnly declare, undertake and state as under;

(1) That I/promoter have/has a legal title Report to the land on which the
development of the projects is proposed

OR

Have/has a legal title Report to the land on which the development of the
proposed is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated
copy of the agreement between such owner and promoter of the real estate is
enclosed herewith.

(2) That the project land is free from all encumbrances.

OR

That 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
me/promoter from the date of registration of project; is *14/01/2022*

(4)(a) For new projects: That seventy per cent of the amounts realized by
me/promoter 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(5) That the amounts from the separate account shall be withdrawn in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 rules 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.

Sandeep Kerkar

(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 utilized 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.

(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 dated 05th January 2018
at Sanquelim - Goa.

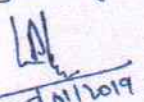
Verification


DEPONENT.

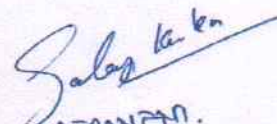
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Sanquelim - Goa on Dated 05th January 2018.

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Mr. Sandeep Atmavem Kaskar.
WHO IS IDENTIFIED BEFORE / ME
BY Author Card No: 9644 5360 9184.
WHOM I KNOW
SERIAL No 020 DATED 05/01/2019.
Notary stamps to 201-


05/01/2019.
Shri. Pratapsingh .M. Nimbalkar
Advocate & Notary,
Sanquelim, Bicholim - Goa.




DEPONENT.