गोवा GOA

402858

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/S/2002/AO
R. AGUIAR, MARGAO

Sr. No 4168 Place: Date: 20/4/2018.
Value of Stamp Paper: 500.
Name of Purchaser: Karan Dongre.
Resid: Margoa Name of Father:
Purpose: Transaction Party:

Signature of Stamp Vendor

Signature of Stamp Purchaser

NOTARY
RAVINDRA F. AYIR
Salcete Taluka
REG. No. 200
EXP. D. 10-07-2019
GOVT. OF GOA. (INDIA)

AFFIDAVIT CUM DECLARATION

I, MR.KARAN DONGARE, son of late Rukmanna Dongare, aged about 25 years, unmarried, businessman, resident of Om Shanti, house no.65/A/2/3, Bharebhat, Alpha Colony, Arlem, Raia, Margao, Goa, promoter of the project named as SIDDHAKALA SANKUL do hereby solemnly declare, undertake and state as under:

(1) That I the promoter has a legal title Report to the land on which the development of the project is proposed to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the title deed in favour of my late father Shri Rukmanna alias Raju Gangaram Dongare and Mr. Ranjeet Chavan.

(2) I say that my late father Shri Rukmanna Dongare expired on 18th February 2018 leaving behind myself along with my mother Smt. Meera Dongare and my elder brother Mr. Suraj Dongare as his sole and universal heirs and successors and to qualify ourselves as his legal heirs, the Inventory proceedings are already initiated in the Court of Civil Judge, Senior Division at Margao and the same shall take time to conclude.

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

(4) That the time period within which the project shall be completed by me from the date of registration of the project is 31st December 2019.

(5) For ongoing project on the date of commencement of the Rules –

(i)That seventy per cent of the amounts to be realized 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.

(6) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

(7) 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.

(8) That I, the promoter shall take all the pending approvals on time, from the competent authorities.

(9) 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.

(10) That I, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(11) 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 this 23rd day of the month of April, year 2018.

Deponent

MR.KARAN DONGARE

Verification

I, MR.KARAN DONGARE, son of late Rukmanna Dongare, aged about 25 years, unmarried, businessman, resident of Om Shanti, house no.65/A/2/3, Bharebhat, Alpha Colony, Arlem, Raia, Margao, Goa, do hereby verify and state on oath that the contents of the afore said all the paras of this affidavit cum declaration are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at Margao, Goa on this 23rd day of the month of April, year 2018.

Deponent

MR.KARAN DONGARE

Solemnly affirmed before me by
Shri/~~Smt~~. Karan Dongare
Who is identified before me by
~~Shri/Smt~~.