



गोवा GOA

DATE 31/1/23 SR. No. 6239 VALUE 500/-

803913

NAME OF PURCHASER Aditya Builders.

RESIDENT OF Panaji PURPOSE .....

PLACE OF VENDOR, PANAJI



VENDOR SIGN.  
CHANDRAKANT PATIL  
Lic. No. AC/STP/VEN/LIC/23/2004

[Signature]  
PURCHASER SIGN.

### Affidavit cum Declaration

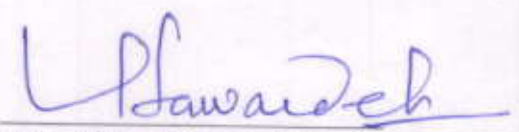
I **Shri. Vijay P. Sawardekar** son of Mr. Pandurang Sawardekar, aged 61 years, Indian national, Managing Partner of Aditya Builders, promoter of the proposed project, Aditya ~~Serenec~~ <sup>LUXURIA</sup>, Bastora do hereby solemnly declare, [Signature] undertake and state as under:

[Signature]

1. That we as a promoter have a legal title to the land on which the development of the project is proposed Aditya Luxuria.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us from the date of registration of project; is 30/05/2024.
4. That seventy per cent of the amounts realized by us/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.  
That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.
6. That we /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 we /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That we/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 we/the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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 17<sup>th</sup> day of February 2023 at Panaji

**Deponent**

  
(Mr. Vijay Sawardekar)

**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 Panaji on this 17<sup>th</sup> Day of February 2023



**Deponent**

Vijay P. Sawardekar

(Mr. Vijay P. Sawardekar)

Solemnly affirmed before me by the Deponent, who is identified to me by.....

[Signature]

**SHRI JAIPRAKASH V. NAIK**  
**ADVOCATE & NOTARY**  
167/1 31st January Road  
Opp. Hotel Venite, Panaji-Goa  
Reg. No. 213

Notarial Registration No. 451/2023  
Date: 17.02.2023

