



गोवा GOA

23/3/18 By Mr. 395, dated Rs. 500
of Purchase Price
Kedar M.
Mangal
Licence No. 461005 of 17/07/2003

461005

Sign of Vendor

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Kedar Mapxencar, sole proprietor of M/s. Mapxencar Developers, promoter of the project named Mapxencar Green View, being constructed on property bearing Survey No.114/3-K, situated at Old Goa, Tiswadi, Goa;

Kedar Mapxencar

I, Kedar Mapxencar, son of Mr. Devdatta Mapxencar, aged 30 Years, Indian national, sole proprietor of M/s. Mapxencar Developers of the project named "Mapxencar Green View" do hereby solemnly declare, undertake and state as under:

- (1) I have a legal title Report to the land on which the development of the proposed project 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 myself as the Developer for development of the real estate project is enclosed herewith.



- (2) That the project land is free from all encumbrances.
- (3) That the time period with in which the project shall be completed by me from the date of registration of project; is 01/07/2020.
- (4) (a) For new projects : That seventy percent of the amounts realized 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 schedule bank to cover the cost of construction and shall be used only for that purpose.
- (ii) That entire amounts to be realized herein after 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 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I 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.

Kedar Mapxencar

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

(8) That I 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 have furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

(10) That I shall not discriminate against any allottee at the time of allotment of any apartment.



Solemnly affirmed on 23rd day of March 2018 at Panaji, Goa.

[Signature]
Deponent

Verification

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

Verified by me on 23rd day of March 2018 at Panaji, Goa.

[Signature]
Deponent



This document power of attorney agreement, affidavit is executed before me and I attest its execution
Reg. No. 2223 Date 23/03/18
at Panaji Tiswadi Goa.

[Signature]
MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa
Cert Exp. Date 10/03/2020