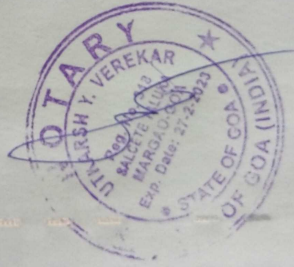




गोवा GOA

582041

Serial No.: 12075 Place of Vendor: Margao Date: 31/12/2024
Value of Stamp Paper: 500
Name of the purchaser: UTKARSH VEREKAR
Father's Name: _____ Residence: _____
Purpose: _____ Transacting parties: _____
As this is no one single paper for the value of ₹ _____
Additional stamp paper for the completion of this value are
attached along with _____
Stamp Vendor's Sign: _____
Mrs. Deepa Rajendra Naik
LIC. No.: JUD/VEN-LIC/2018/AC-1/6314
Dated 29/05/2018 Margao - Goa
Signature of purchaser: _____



FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

[Signature]

Affidavit cum Declaration of Shri Reuben Ramesh Karekar, promoter of the project named "Karekar Avenue 4"

I, Shri Reuben Ramesh Karekar, aged 37 years, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 01/06/2023

4. That seventy per cent of the amounts to be realized hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate Regulation and Development) (Registration of Real Estate Projects,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 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.

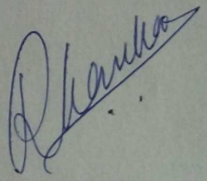


[Signature]

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 these rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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 24th Day of February 2021




Deponent

Verification

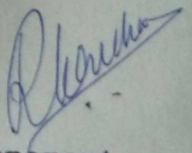
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Margao, Goa on 24th Day of February 2021

EXECUTED BEFORE ME
WHICH I ATTEST

UTKARSH Y. VEKAR
NOTARY
MARGAO-GO
State of Goa (India)
Reg. No. 0650/21
Date 24/02/2021




Deponent