



गोवा GOA

Serial No. 30063 Place of Vend MARGAO Date: 19/02/18

366871

Value of Stamp Paper: .....

Name of Purchaser: Datta S. Naik

Residence: Saxordem Name of Father: .....

Purpose: ..... Transacting }  
Parties

As there is no one single paper for the value of Rs. ....  
Additional stamp papers for the completion of the value are  
attached along with.

Stamp Vendor's Sign.  
Ernelinda Alacoque Dias  
Shop No. C-16, SGPOA Market,  
Lic No. JUD/VEN-LIC/2006/AC-I

Signature of Purchaser

FORM 'II'

AFFIDAVIT CUM DECLARATION



Signature





Affidavit cum Declaration of Mr. Rama alias Rajiv Dinanath Naik, promoter of the project named AVR Ramnath. G. Alve Towers/ duly authorized by the promoter of the proposed project, vide their authorization No. dated 13-02-2018 I, Shri. Rajiv .D. Naik son of Dinanath Naik Aged 47 Years Indian national, promoter of the proposed project/ duly authorized by the promoter of the proposed project 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 project is proposed

**OR**

Have/has 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 promoter for development of the real estate project 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 the project shall be completed by me/promoter from the date of registration of project; is 15-10-2025

(4)(a) For new projects: That seventy percent 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.

(b) For ongoing project on the date of commencement of the Rules-

(i). That seventy percent 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.

**OR**

(ii) That entire 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, 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, Rate of interest and Disclosures on Website) Rules, 2017.

6. That I /the Promoter shall get the accounts audited within six months after the end of every financial year by 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.

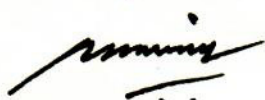
7. That I /the Promoter shall take all the pending approvals on time, from the competent authorities.

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 furnished such other documents as have been prescribed by the rules and regulations made under the Act.

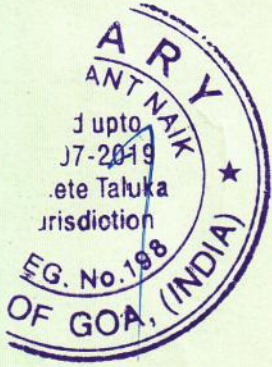
10. That I/The Promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 21st February 2018



**Mr. Rama.D.Naik**  
(Deponent)





### VERIFICATION

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

Verified by me on 21st February 2018

Place : Margao-Goa

Identified by  
Mr. RAMA .D. NAIK  
(Deponent)



Solemnly affirmed before me by  
Shri/Smt. Rama D. Naik  
Who is identified before me by  
Shri/Smt. Damodar Malkarnekar  
Who is personally known to me  
DATE: 22/02/2018  
REG. No: 31586/2018

VILAS ANANT NAIK  
ADVOCATE & NOTARY  
MARGAO  
STATE OF GOA, INDIA