



गोवा GOA

Serial No. 5694 Place of Vend MARGAO Date: 15/6/17
Value of Stamp Paper: 500/-
Name of Purchaser: Madanant Construction
Residence: Madanant Construction Name of Father: 10112
Purpose: Affidavit Transacting Parties
As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. Ermelinda Alacoque Dias
Shop No. C-16, SGPDA Market,
Lic No. JUD/VEN-Lic/2006/AC-1
Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sudin N Verenkar Promoter of the project Named Khadpabandh Gardens Phase II-B, duly authorized by the promoter of the proposed project vide its/his/their authorization No. 1 dated 23/04/2018 I Shri Sudin N. Verenkar Son /daughter of Naguresh Verenkar Aged 54 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. (ENCUMBRANCE CERTIFICATE ATTACHED)

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30.04.2021 ;

(4) (a) For new projects: That seventy per cent 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 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.

OR

(ii) That entire 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, 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/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.

(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/has 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 the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 25th day of April 2018



Sudin N. Verenkar
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 day of 25/04/2018



Sudin N. Verenkar
Deponent



Solemnly affirmed before me by
Shri/Smt. Sudin N. Verenkar
Who is identified Before me by

Shri/Smt. _____
Who is personally known to me

V.V. SUKHTHANKER
NOTARY
MARGAO-GOA
State of Goa (India)

Reg. No. 7286

Date 25/04/2018

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

The Government, nor the Sub Registrar issuing the certificate guarantees the accuracy or correctness of the contents of this certificate and will not be liable for any claim for damages in respect of any information therein.

Application No. 542 of 2018
Certificate No. 536 of 2018

Ab Madanant Construction Goa Pvt. Ltd. vs. Margao Goa

having applied to me a certificate giving pa

of registered acts and encumbrances if any in respect of undermentioned property - (To be stated and described as given in the application)

I hereby certify that a search has been made in Book I and in the indexes relating thereto for 6 years from the 23rd day of May 2012 to the 9th day of May 2017 acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear -

Serial No.	a) Description of property	Date of execution	b) Nature and value of document	Name of parties		Reference to document entry			Remarks
				Encumbrance	Claimants	Volume	Page	Number and year	
1	2	3	4	5	6	7	8	9	10
103/12	All that lands situated at Khadpabandh within the revenue village of Gurula within the limits of Ponda Municipal Council, Taluka and Subdistrict of Ponda, District of North Goa in the State of Goa identified as Plot 1 having an area of 15115 sq.m. specifically surveyed under subdivision No. 2 of Survey No. 204 of Ponda village being adjoined and separated part of the erstwhile bigger land denominated Gorbatta or Gorbatta Band also known as oidalen or Desai Bhat. Also known as Gorbata Bhatulem or Ponda Grove or Guanka Bhatulem which bigger land as a whole is described in the land registration office of	23/5/2012	Deed of English Mortgage	1) Mr. Madanant Construction Goa Pvt. Ltd. operating Bank Ltd. (to be rep. by its Managing Director Shri Sudin V. Benta, aged 47 yrs. Dependant Businessman Shri. Desai at Margao 136, Chandar Sultane Goa. 2) Mr. Raksha S. V. Benta, age 40 yrs. 136, Chandar Sultane Goa. 3) Mr. Vibhav Raul Estate represented by its partner 1) Sant Shakti Pundalik Palkar age 52 yrs. Married Business. 2) Mr. Vibhav Palkar age 23 yrs. Business. 3) Mr. Pundalik Palkar age 55 yrs. all the above 136, Ponda Margao	The Goa State Co-operative Bank Ltd. operating by its branch Manager Shri Sudin V. Benta, aged 47 yrs. Dependant Businessman Shri. Desai at Margao 136, Chandar Sultane Goa. 2) Mr. Raksha S. V. Benta, age 40 yrs. 136, Chandar Sultane Goa. 3) Mr. Vibhav Raul Estate represented by its partner 1) Sant Shakti Pundalik Palkar age 52 yrs. Married Business. 2) Mr. Vibhav Palkar age 23 yrs. Business. 3) Mr. Pundalik Palkar age 55 yrs. all the above 136, Ponda Margao	284 Regd. No. 1935	308	10/1/2012	

Crow here insisted
Called The Confirming
Party.

per ed. 09/01/2017