भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

436078

19/2/18 Sr. No. 31c Value Rs. 500/-

Name of Purchaser Rajesh Tarkar

Resident of

Place of Vendor Panaji

Licence No. AC/STP/VEN/102/2003

Sign of Vendor

Sign of Purchaser

NOTARY Babusco R. Sawant Reg. No. ... TISWADI ... EXT. DE 28/2/2019 GOVT. OF GOA

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms.**Rajdeep Builders** promoter of the project named **"Rajdeep Molacar Residency,"** duly authorized by the promoter of the proposed project, vide its Deed of Sales dated 15/09/2016;

I, **Shri Rajesh Tarkar,** son of **Shri Ulo Tarkar,** aged 44 years, Indian national. promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare,

(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 promoter for development of the real estate project is enclosed herewith.

(2) That the project land is Mortgage with Oriental Bank of Commerce.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 10/10/2019.

(4) (a) For new projects: That seventy per cent of the amounts realised 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 realised 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 realised 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) (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 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 22nd day of March 2018 at Panaji, Goa. 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 10:00am on this 22nd day of March 2018. Deponent

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NOTARY GOVT. OF GOA

SOLEMNLY AFFIRMED AND VERIFIED BEFORE/ ME BY Rajesh Tarkar

WHO IS IDENTIFIED BEFORE / ME BY

WHOM I KNOW PERSONALLY.

REG. No. 267/18

DATED 22/3/2018

BABUSO R. SAWANT
NOTARY PUBLIC
PANAJI-GOA
INDIA