



गोवा GOA

Sr No. 5185 Place of Vendor Margao, Goa Dt. 30/08/2025 A 058481

Value of Stamp Paper: 500/-

Name of Purchaser: S. SINHA

Residing at: Father's Name:

As there is no one single stamp paper for the value of Rs., additional stamp papers for the completion of the value are attached alongwith



Sign of stamp Vendor
No. JUDVEN-LIC/2/2006/AC-1
S. Goes, Margao-Goa

[Signature]
Sign of Purchaser

Affidavit cum Declaration

Sandeep Rohidas Adpaikar, age 53 residing at H.NO. 110, Malbhat, margao, goa & sanjay sinha, age 58, Residing at H.NO. C-5, Prabhudesai classic. Gogol margao, goa developers project named "S AND S BHINDI" developer of the proposed project/ duly authorized by the owners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we the developers of the project. And have a legal title report to the land on which the development of the project is proposed.
2. That the said project is free from all encumbrances.

[Signature]

[Signature]



3. That the time period within which the project shall be completed by me from the date of registration of project is 20/04/2028
4. For new project 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I)(D) read with rule 5 of the Goa real estate (Regulation and development) (Registration of Real Estate Project Registration of Real Estate Agents, Rates of interest and Disclosures on website) rules, 2017
6. That we the developers shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, 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 we the developers shall take all the pending approvals on time, from the competent authorities.
8. That we the developers shall inform the authority regarding all 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 we the developers have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the developers shall not discriminate against any allottee at the time of allotment of any apartment, shop, row bungalow & independent bungalow, as the case may be.

Solemnly affirmed on 02th day of SEPTEMBER 2025 at Margao Salcete 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 Margao Salcete, Goa on this 02th day of SEPTEMBER 2025.

Deponent

1) Aadhar no 974085799885
2) Aadhar no 689796788866

Solemnly affirmed before me by
Shri/Smt. (1) Sandeep Rohadan Alpaike
Who is identified before me by
Shri/Smt. (2) Sanyas Sinha
Who is personally known to me
on this...02...day of...09...2025

GEETA P. KANTAK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No. 115.12.2025
DATE...02-09-2025

