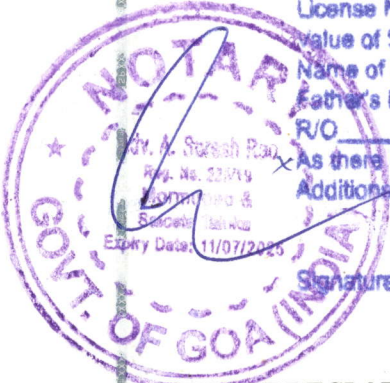


गोवा GOA

615867

Sl. No. 855 Place of Vending - VASCO, Date of Sale 23/9/2020
Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 500/-
Name of Purchaser Kapil Betgiri
Father's Name _____
R/O Shankar Purpose _____

As there is no single Stamp Paper available for the value of Rs _____
Additional Stamp Paper for the completion of the Value is attached along with



Signature of Stamp Vendor

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

Signature of Purchaser

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kapil M. Betgiri, Proprietor of Kuber Builders and Developers, Off # 102, Kuber's Narayani Bldg, Baina, Vasco da Gama, Goa, promoter of the project named 'Kuber's Sinduri' and duly empowered by the owner of the property namely Mr. Sharad Chopdekar son of Chandrakanta Sitaram Chopdekar aged 54 Indian national, Mrs. Nisha Sharad Chopdekar alias Mrs. Nisha Sharad Chopdekar wife of Sharad Chopdekar aged 38, Vide P.O.A. Registration Number:- MOR-1-231-2020 dated 05-02-2020 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
I/We 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 which the project shall be completed by me/promoter from the date of registration of project; is 25/10/2025;

(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) (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 28th September 2020

Mr. Kapil Betgiri as duly constituted attorney for
Mr. Sharad Chopdecar, Mrs. Nisha Sharad Chopdekar alias Mrs. Nisha
Sharad Chopdecar



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 28th September 2020

Mr. Kapil Betgiri as duly constituted attorney for
Mr. Sharad Chopdecar, Mrs. Nisha Sharad Chopdekar alias Mrs. Nisha
Sharad Chopdecar.



Deponent


A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor,
Chase Chambers
Vasco-da-Gama, Goa-403802

Reg. Ser. No. 3368/2020

Date, 28/9/2020

Sworn/ Solemnly affirmed before me
by Kapil Betgiri
who is known to me/identified by
known to me

