

For CITIZEN CREDIT™  
CO-OP BANK LTD

*P. Navand*  
Authorised Signatory

(RUPEES FIVE HUNDRED ONLY)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

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GOA  
NON JUDICIAL

20. 2. 2020

GOA

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6205 5318493

Name of Purchaser N. PEDNEKAR.



## AFFIDAVIT CUM DECLARATION

FORM 'II

[Seerule3(6)]

Affidavit cum Declaration of **Mr. Nilesh B. Pednekar and Mr. Tulsidas G. Kalangutkar** Partners in **BUILDHOME DEVELOPERS**, the Promoter of the proposed project named "**BUILDHOME DELIGHTS**".

**1. Shri Tulshidas G. Kalangutkar**, aged 70 years, married, PAN CARD NO. **BAFPK1086G**, residing at H. No. 144, Mascall Haturlim, Mayem, Bicholim, Goa and

**2. Shri Nilesh Babuli Pednekar**, son of Shri Babuli Anant Pednekar, age 39 years, married, PAN CARD NO. **ALUPP0028N**, residing at H.No. 576 Carras Vaddo, Parra, Bardez, Goa, partner in **BUILDHOME DEVELOPERS** the Promoter of the proposed project do hereby solemnly declare undertake and state as under.

*Tulsidas*

*Kalangutkar*



AFFIDAVIT CUM DECLARATION

FORM II

[Section 2(a)]

Affidavit and Declaration of Mr. Nilesh H. Bedekar and Mr. Tulsi Das G. Kalangutkar Partners in BUILDHOME DEVELOPERS, developers of the proposed project named "BUILDHOME DELIGHTS".

1. Shri Tulsi Das G. Kalangutkar, aged 70 years, married, PAN CARD NO. BAPFK1085C, residing at H.No. 144, Medical Station, Mysore, Bidholim, Goa and

2. Shri Nilesh Bedekar, son of Shri Babul Anant Bedekar, age 30 years, married, PAN CARD NO. AEPF0028N, residing at H.No. 576, Caras, Vadda Fort, Bardol, Goa, partner in BUILDHOME DEVELOPERS and developers of the proposed project, do hereby solemnly declare undertake and state as under.

*(Signatures)*



1. That we have the legal title Report to the land on which the development of the project is proposed.  
AND  
A legal authentication of title of such land along with an authentication copy of the agreement between such owner and Developers for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances. 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 us from the date of registration of project is 31/12/2023.
4. That seventy percent of the amounts realized by us 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) (1) (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) Rule 2017.
6. That we 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 and the amount 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 shall take all the pending approvals on time, from the competent authorities.
8. That we 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 rules and regulations made under the Acts.
9. That we have furnishes such other documents as have been prescribed by the rules and regulations made under the acts.
10. That we shall not discriminates against any allotter at the time of allotment of any apartment, plot or building, as the case may be.

*A. W. Kar*

*R. Langota*



1. That we have the legal title Report to the land on which the development of the project is proposed.

AND

A legal authentication of title of such land along with an authentication copy of the agreement between such owner and Developer for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances. That details of encumbrances including dues and litigation details of any title, title interest or name of any party in or over such land, along with details.

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5. That the amounts from the separate account shall be withdrawn in accordance with section (2) (1) (D) read with rule 5 of the Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on website) rule 2017.

6. That we 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 and the amount 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 shall take all the pending approvals on time from the competent authorities.

8. That we 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 rules and regulations made under the Act.

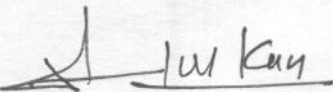
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

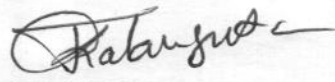
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

*[Signature]*

*[Signature]*

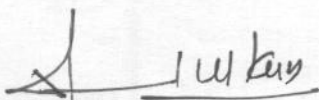
INDIA  
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solemnly affirmed on 21st February 2020.

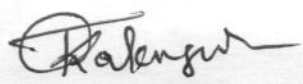
  
1. Mr. Nilesh B. Pednekar  
Deponent

  
2. Tulsidas G. Kalangutkar  
Deponent


**VERIFICATION**

The contents of our above Affidavit Cum Declaration are true and correct and nothing material has been concealed by us there from.

  
1. Mr. Nilesh B. Pednekar  
Deponent  
Identified from pan  
card no. ALUPPO028N

  
2. Tulsidas G. Kalangutkar  
Deponent  
Identified from Pan  
card no. BAFPK1086C

BEFORE ME  
MAPUSA - GOA ON 24 FEB 2020

  
S. J. SARDESAI  
ADVOCATE - NOTARY  
MAPUSA - GOA



Reg. no. 3187/20

Solemnly affirmed on 21st February 2020

I, Tulsidas G. Kalsangurkar  
Deponent

I, Mr. Nilesh B. Pednekar  
Deponent

VERIFICATION

The contents of the above Affidavit/ Court Declaration are true and correct and nothing material has been concealed by us there from.

I, Tulsidas G. Kalsangurkar  
Deponent

I, Mr. Nilesh B. Pednekar  
Deponent

Witnessed by  
Tulsidas G. Kalsangurkar  
and Mr. B.A.P.K. Joshi

Witnessed by  
Mr. Nilesh B. Pednekar  
and Mr. A.M. Pednekar

BEFORE ME  
MADRAS - COA OR

ADVOCATE - NOTARY  
MADRAS - COA



Reg. No. 575/2019