



गोवा GOA

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12 MAY 2022

Serial No. 0308123 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/11/2015/AC-1
Value of Stamp Paper: Rs. 500/- Rupees five hundred only
Name of Purchaser: Madhavi Investment & Trading pvt. Ltd.
R/O: Vasco Name of Father
Purpose..... Transacting Parties.....
As there is no one single Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser



AFFIDAVIT - CUM - DECLARATION

M/S. MADHAVI INVESTMENT & TRADING PVT. LTD., a Company having its registered office at Roshan Mahal, Swatantra Path, Vasco-Da-Gama, Goa-403802, represented herein 1) MRS. JYOTI L. BANDEKAR, wife of late Shri Laxman R. Bandekar, major of age, Indian National, Aadhar Card No. [REDACTED],

Mrs. Jyoti L. Bandekar

Mrs. Jyoti L. Bandekar

[Signature]

residing at "MADHAVI", Airport Road, Chicalim, Goa, (Managing Director) (2) **MRS. MADHAVI A. SHETYE**, wife of Mr. Abhijeet D. Shetye, major of age, Aadhar No. [REDACTED], Indian National, (Director) and (3) **MR. ABHIJEET D. SHETYE**, son of Shri Dattaraj A. Shetye, major of age, Aadhar No. [REDACTED], Indian National, (Director) both residing at 5th floor, Penthouse, "Aditya Symphony", Behind NSD, Dabolim, Goa, promoter of the project mentioned herein below, do hereby solemnly declare, undertake and state as under :

1. That legal Title Report to Land on which development of ongoing Project under name & style as "**ADITYA SERENITY**" is being carried out.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of the project is 01.12.2026
4. (i) That Seventy Percent of amounts to be realized hereinafter by the Promoter for the aforesaid real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a Nationalized Bank to cover the cost of construction and the land cost and shall be used for that purpose in accordance with rules framed by the State Government.

OR

(ii) That entire amount to be realized hereinafter by the 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 Nationalized Bank to cover the cost of the construction and the land cost and shall be used for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the Project.

5. That amount from separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate Rules, 2017.
6. That I shall get accounts audited within six months after end of every financial year by a Chartered Accountant in practice, and shall produce a statement of account duly certified and signed by such Chartered Accountant, and it shall be verified during audit that the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of percentage of completion of the project.
7. That I shall take all the approvals on time, from competent authorities.
8. That I 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 occurring of the said changes.
9. That I shall furnish such other documents as have been prescribed by rules and regulations made under the Act.

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

Date : 01.06.2022
Place : Vasco-Da-Gama, Goa

Deponent

Verification

The contents of above Affidavit cum declaration are true to the best of my knowledge and nothing material has been concealed by us.

Verified by me at Vasco-Da-Gama, on 01st June'2022

EXECUTED BEFORE ME
BY Mr. Vinod Kumar & Ajeet
Whose names are known to me
WHICH ATTEST



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

Reg. Ser. No. 1675/22

Date. 01/06/22