



गोवा GOA

Serial No. 6975 Place of Vendor, Panaji Date 01/3/2022

695112

Value of Stamp Paper 500

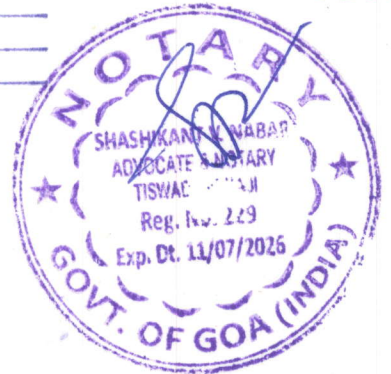
Name of Purchaser Rajdeep

Residence _____ Name of Father _____

Purpose _____ Transacting Parties: _____

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

I **SHRI. RAJESH TARKAR**, son of Shri. Ulo Tarkar, business, married, of major age, Indian National, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa, Sole Proprietor, **RAJDEEP BUILDERS**, a proprietorship concern having its office at 708, 709 and 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa-403001, **PROMOTER** of the project named "**RAJDEEP LEXINGTON SQUARE**", surveyed under No. 242, Sub Division 1-Q, situated at Taleigao Tiswadi Taluka, State of Goa, do hereby by way of this Affidavit cum Declaration solemnly declare, undertake and state as under:

(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 Deed of Sale between owner and me/promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is 21.11.2026;

(4) For new project 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

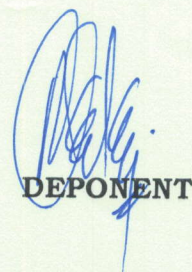
(7) That I/the promoter has taken all the required approvals, from the competent authorities and shall take all the required approvals in future from the competent authorities.

(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.

Solemnly affirmed on this 22nd day of March of the year 2022 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 on this 22nd day of March of the year 2022 at Panaji Goa.


DEPONENT



I solemnly affirmed before me
by Smt. Rajesh Tankar
who has been identified by

DMT
Reg. No. 936 Date 23/03/2022


SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229