



गोवा GOA

Serial No. 6769 Place of Vendor, Panaji Date 7/3/24  
Value of Stamp Paper 500/-  
Name of Purchaser Adv. Bhagat  
Residence Mangala Name of Father \_\_\_\_\_  
Purpose HA Transacting Parties :  
Sign of Stamp Vendor \_\_\_\_\_ Sign of Purchaser \_\_\_\_\_  
Mangala N. Karapurkar  
License No. AG/S/FORM N/747/99

869243



AFFIDAVIT CUM DECLARATION

AFFIDAVIT cum Declaration of **SHRI GAURISH DURGADAS RAIKAR**, a Partner of "TATVA REALTORS", promoter of the project named "TATVA NIRAMAY"), Project having its office at Nr. Govt Primary School Tivrem, P.O. Marcela, Ponda Taluka, Goa.

Raikar



**SHRI GAURISH DURGADAS RAIKAR**, son of ShriDurgadasRaikar, of major in age, married, Business, Indian National, residing at H.No.115, Nr Shantadurga Verlekarin Temple, Chimulwada, P.O.Marcela, Ponda, Goa, promoter of the proposed "TATVA NIRAMAY", project duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and stateasunder:

1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed to be carried outANDa legally valid authentication of title of such land along with an authenticated copy of the agreementbetween such owner and promoter for development of the real state project is enclosed herewith.

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/promoterfromthedataregistration of project; is ~~6/12/24~~ 15/01/2025

4) For ongoing project on the date of commencement of the Rules- That seventy per cent of the amounts to be realised hereinafter by me/promoter for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to bemaintained in a scheduled bank to cover the cost of construction and the landcost 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5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1)(D)read with rule 5 of the Goa Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration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,Ratesof Interest and Disclosures on Website) Rules, 2017.

6) That 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.

*Kishore L. Bhagat*  
**KISHORE L. BHAGAT**  
NOTARY AT MARCELA, PONDA  
STATE OF GOA - INDIA

*Raikar*



7) That the promoter shall take all the pending approvals on time, from the competent authorities.

8) That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

**SHRI GAURISH DURGADAS RAIKAR,**

Partner "TATVA REALTORS",

Solemnly affirmed on 7<sup>th</sup> day of March 2024, at Marcela, Goa.

Deponent

**SHRI GAURISH DURGADAS RAIKAR,**

Partner "TATVA REALTORS",

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Marcela, on this 7<sup>th</sup> day of March, 2024.

Deponent

**SHRI GAURISH DURGADAS RAIKAR,**

Partner "TATVA REALTORS",

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Gaurish Durgadas  
Raikar  
WHO IS IDENTIFIED BEFORE ME BY  
Addressed  
WHOM I KNOW.  
SERIAL NO. 983 DATE: 07/03/2024

**KISHORE L. BHAGAT**  
NOTARY AT MARCELA, PONDA  
STATE OF GOA - INDIA

