

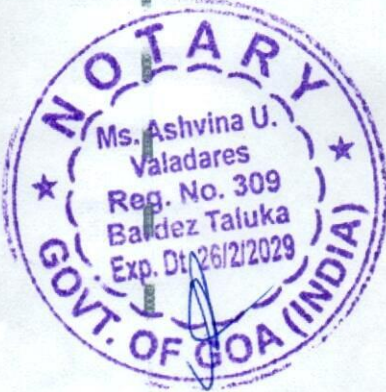


गोवा GOA

Serial No. 26275 Place of Vendor, Ponvrim - Goa. Date 30/08/2024
Value of Stamp 500/-
Name of Purchaser Maghal Jain
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

949193

Signature of Vendor _____ Signature of Purchaser _____
The Gadgebaba Multipurpose Co-op. Sty. Ltd.
LIC No. AC/STP/VEN/07/2019. DL 10/10/2019



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. MEGHAL JAIN, Partner** of firm "**SHREE MAXIMO BUILDCON**" promoter of the project named "**THE RIVALTIS**" situated at **Chalta No: 101 & 102 of P.T. Sheet No 4 Village Panchayat Ribandar, Tiswadi Taluka, North Goa- 403006.**

I, **MR. MEGHAL JAIN, son of Bhabhutmal Jain, aged 46**, Aadhaar Number is [REDACTED] Indian National, promoter of the proposed project "**THE RIVALTIS**" situated at **Chalta No: 101 & 102 of P.T. Sheet No 4 Village Panchayat Ribandar, Tiswadi Taluka North Goa- 403006.** duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

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- 1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed 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 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 **15th MARCH 2028.**
 - 4) For ongoing project on the date of commencement of the Rules—
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.
 - 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 - 7) That the promoter shall take all the pending approvals on time, from the competent authorities.

- 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.

Solemnly affirmed on 08th day of March 2025 at Porvorim Goa.

Deponent



MEGHAL JAIN

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 08th day of March 2025 at Porvorim Goa.

Deponent



MEGHAL JAIN

(Partner)

Shree Maximo Buildcon

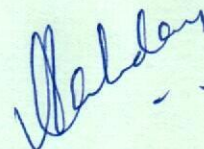
SOLEMNLY AFFIRMED AND VERIFIED
BEFORE/ME BY Mr. Meghal Jain

WHO IS IDENTIFIED BEFORE / ME BY
Aadhar Card:

WHOM I KNOW PERSONALLY.

SERIAL No 929/2025

DATED 8/3/2025



Ms. Ashvina U. Valadares
Notary
Bardez - Goa
INDIA