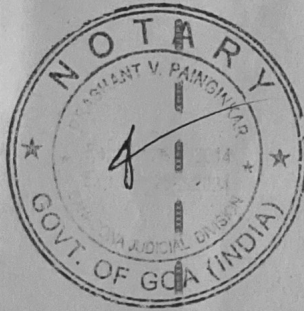




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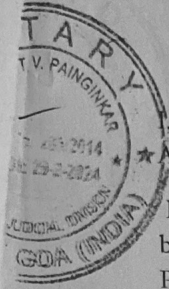


Date: 15/9/2020 Sr. No. 8396 Vendor's Name & Address  
Value of Stamp Paper Rs. 500/- Dipak B. Nalk  
Vendor's Licence No. JUD/VEN-LIC H.No. 319, Sadoishem  
1/2012/AC-1/6319 & 6320 Dt. 05-07-2012 Canacona-Goa  
Place of Vendor:- Chaudi, Canacona  
Name of the Purchaser: Santosh B. Tubki  
Residence: Pattner Purpose: ..  
Name of Father: B. Tubki  
Transacting Parties: ..  
Sign of Stamp Vendor stata Sign of Purchaser

**FORM '1'**

**AFFIDAVIT CUM DECLARATION**

..2/-



..2..

Mr. Santosh Babu Tubki, Proprietor of Santosh Babu Tubki & Associates, Promoter of the project named 'Mountain View Residency'.

I, Mr. Santosh Babu Tubki, son of Shri Babu Tubki, aged 64 years, businessman, married, Indian national and resident of H. No. 7/332/G, Patnem, Canacona, Goa, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I have a have a legal Title Report to the land on which the development of the proposed project is to be carried out.
- (2) That the project land is free from all encumbrances except the same is mortgaged to NKGSB Co-Op Bank Ltd. (scanned copy of the same is uploaded for your kind information).
- (3) That the time period within which the project shall be completed by me from the date of registration of project is 31/05/2022
- (4) (a) For new projects: That seventy per cent of the amounts realised by me 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the 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 the said changes occurring.

..3/-

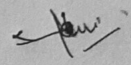


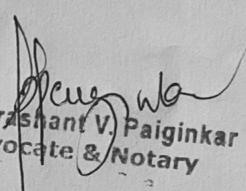
..3..

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

(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.

Solemnly affirmed at Canacona on 15<sup>th</sup> day September in the year 2020

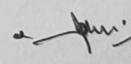
  
Deponent

  
Shri Prashant V. Paiginkar  
Advocate & Notary

**VERIFICATION**

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

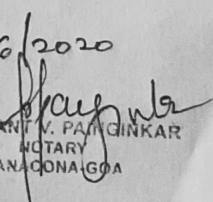
Verified by me at Canacona on this 15<sup>th</sup> day of September 2020.

  
Deponent



Solemnly affirmed before me by  
Santosh Tubaki  
Who is identified to me by  
.....  
to whom I personally know on  
this 15<sup>th</sup> day of Sept 2020.

Reg. No. 2096 / 2020

  
PRASHANT V. PAIGINKAR  
NOTARY  
CANACONA GOA