



गोवा GOA

DATE 22/2/18 SER. No. 27211 VALUE ₹ 500 **439532**  
NAME OF PURCHASER Changde Real Estate & Construction Co. Pvt. Ltd.  
RESIDENT OF Panaji PURPOSE .....  
PLACE OF VENDOR PANAJI

  
SIG. PURCHASER

  
SIG. VENDOR  
Mrs. Urmila S. Kamat Tarcar  
Lic.No. AC -STP-VEN/2000  
Dt. 30-01-2001



Affidavit cum Declaration



Affidavit cum Declaration of Ms. MEGHANA P. KAMAT aged 36 years, daughter of Mr. Prakash Kamat, Indian National, residing at House No. 198/11, Opp. Syngenta, Corlim, Ilhas, Goa, holder of PAN ASMPK8123A and Aadhaar Card No. 490627104344, duly authorized by the promoter M/S CHOWGULE REAL ESTATE AND CONSTRUCTION COMPANY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 311, Casa Del Sol, Opp. Hotel Marriott, Miramar, Panaji, Goa, holder of PAN AAACC6040M of the Casa De Monte Villa 7 project Plot no. 13, 14 in property bearing Survey No. 66/1(part), Village Salvador Do Mundo, Bardez, Goa, vide its authorization dated 30/01/2018 do hereby solemnly declare, undertake and state as under;

1. That I/promoter have/has 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.

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

3. That Casa De Monte Villa 7 project shall be completed by me/promoter on or before 31<sup>st</sup> December 2019.

4. (a) For new projects :

That 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.


(b) For on-going project on the date of commencement of the Act.

That entire of the amounts to be realised 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Sec 4 (2) (1) (D) read with Rule 5 of the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Rate of interest & disclosure on website) Rules, 2017.

*Meghana P. Kamat*

6. That I / 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 / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / 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 these rules, within seven days of the said changes occurring.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

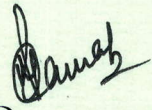
  
Deponent

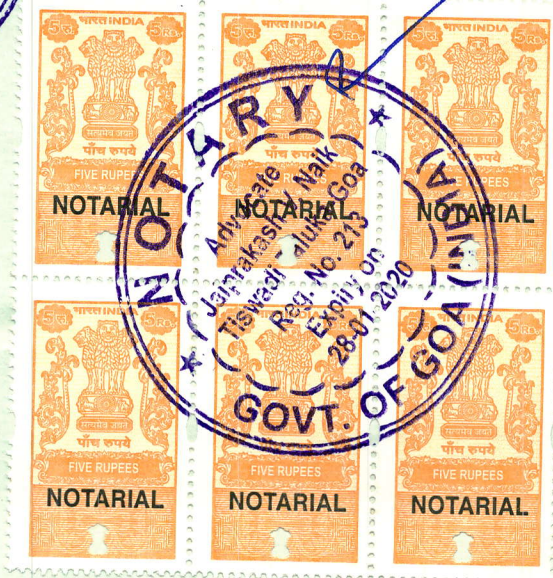


Verification

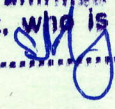
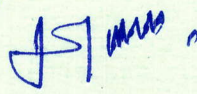
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji, Goa on this 21<sup>st</sup> day of April 2018

  
Deponent



Solemnly affirmed before me by the Deponent, who is identified to me by.....

**SHRI JAIPRAKASH V. NAIK**  
**ADVOCATE & NOTARY**  
167/1 31st January Road  
Opp. Hotel Venite, Panaji-Goa  
Reg. No. 213

Notarial Registration No. 3236/18

Date: 21.04.2018