



गोवा GOA

14 DEC 2021

634984

Serial No. 3075 Place of Vend BONDA Date 14 DEC 2021

Value of ₹ 500

Name of T. Prashant Prashant Desai

Resident at Rancha Goa Son of Prashant

For the purpose of Gift

Signature of the Vendor A. D. S. Kuntarkar Signature of Purchaser Prashant

A. D. S. Kuntarkar  
Licence No. 2/88



FORM 'II'  
(See rule 2(6))

**Affidavit Cum Declaration**

Affidavit cum Declaration of **THAKKAR & ASSOCIATES** by & through its partner **Shri. Prashant Kantilal Thakkar** Promoter of the proposed project "**SHUBH SHANTI**" building situated on the bearing s. no. **109/3** of **BORIM** village, **Ponda**, North Goa pin **403401** admeasuring **2700** sq.mts. Area being developed by **THAKKAR & ASSOCIATES** duly authorized by the promoter of the proposed project, vide their authorization dated **17/01/2020**

Prashant

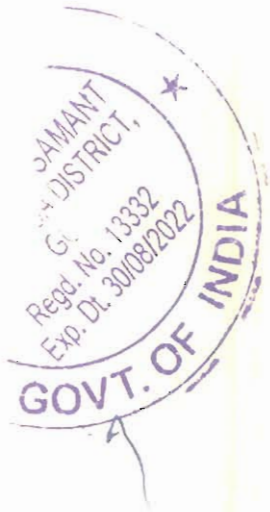




We **THAKKAR & ASSOCIATES** by & through its partner **Shri. Prashant Kantilal Thakkar** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter have 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 sale deed & agreement between owner & promotor for development of the real estate project by Thakkar & associates
2. That the project land is free from all 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 on **31/12/2025** by me from the date of registration of project
4. (b) for on going project on the date of commencement of the rules.  
(i) that seventy per cent 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.
5. That the amount from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the GOA real estate (Regulation and Development) ( registration of real estate projects,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, Rate of interest and disclosures on web site) Rule 2017.
6. That is 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 I 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

A handwritten signature in blue ink, appearing to read "Prashant", written over a horizontal line.



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 the promoter have/has 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

**Verification**

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

Verified by me at Ponda Goa on this 14<sup>th</sup> day of December 2021.

*[Handwritten Signature]*  
Deponent

I solemnly affirm that the contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Shri / Smt. *Prashant K. Thakur*  
Who is identified to me by  
Shri / Smt. ....  
Who is personally known to me  
is 14<sup>th</sup> day of Dec 2021  
Date 14/12/2021  
Place Ponda  
Reg No 2536/201

*[Handwritten Signature]*  
PRASAD D. SAMANT  
ADVOCATE & NOTARY

