



गोवा GOA

961918



Date: 15/11/24 102
Name: [Signature]
Reside: [Signature]
Place of Business: [Signature]
Licence No. [Signature]
Sign of [Signature]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. GHD INFRA DEVELOPERS PRIVATE LIMITED Developer of the proposed project/duly authorized by the director of the proposed project "GHD VELVET VISTA", vide its/his/their authorization dated 01/10/2024;

..2/-

[Signature] [Signature]



I, **MR. RAMAKANT TAMOSKAR** land owner of the proposed project and **MR. BHARAT THAKRAN** Director of the proposed project "**GHD VELVET VISTA**" / duly authorized by the company of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed project is 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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter by **31/12/ 2027**.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

..3/-

7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
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, on any grounds.

Identified by me
Adu/Sonam Gaonkar

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 Panjim, on this 16th day of November, 2024.

Deponent



Solemnly affirmed before me by
Shri/Smt. Bharat Tailor
Who has been identified by
Adu/Sonam Gaonkar
whom I personally know
Reg. No. 172924 Dated 16/11/2024

Double
RUPA A. DUBLAY
Advocate & Notary
Tiswadi Taluka
Panjim-Goa.
Reg.No.232/10