



गोवा GOA

Serial No. 4777 Place of vendor, Porvorim, Goa, Date 10/05/2021

570049

Value of stamp paper 500/-

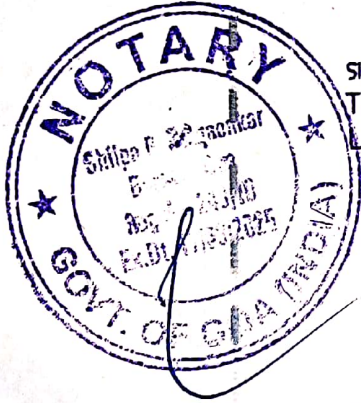
Name of Purchaser SANTOSH M. GAJINKAR

Residence _____ Name of Father _____

Purpose _____ Transacting Parties: _____

Signature of vendor
The Gadgebaba Multipurpose Co-op. Sty. Ltd.
LIC No. AC/STP/VEN/07/2019. Dt. 10/10/2019

Signature of Purchaser



FORM 'IP'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN
AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of MR. SANTOSH MADHUKAR
GAJINKAR promoter of the project named SOCORRO
BOULEVARD.

[Handwritten signature]

I, MR. SANTOSH M GAJINKAR, son of MR. MADHUKAR GAJINKAR, aged about 47 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

(1) That I /promoter have/has a legal title Report to the land on which the development of the project is proposed

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 project land is free from all encumbrances

OR

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 is 31/03/2025;

(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 ongoing 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.~~

OR

~~(ii) That entire 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 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 I/~~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 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 the promoter~~ shall take all the pending approvals on time, from the competent authorities.

(8) That ~~I the 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 the said Rules, within seven days of the said changes occurring.

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

(10) That ~~I 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 15th Day of May 2021 at Porvorim, Bardez, Goa.

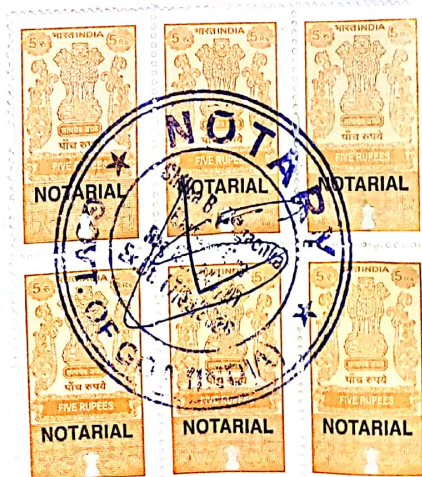
Deponent

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 Porvorim, Bardez Goa on this 15th Day of May 2021.

Deponent



EXAMINER'S SIGNATURE AND VERIFICATION
BEFORE ME: Santosh Madhulcar
BY: Shilpa B. Salgaonkar
REG. NO. 1501/2021 DATE: 15/05/2021

Shilpa B. Salgaonkar
SHILPA B. SALGAONKAR
NOTARY AT BARDEZ - GOA
STATE OF GOA-INDIA
REG. NO. 243/10