



गोवा GOA

DATE 13/10/18 SR. No. 3177 VALUE 500/- 484842

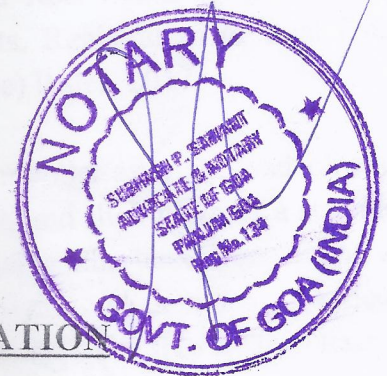
NAME OF PURCHASER Palacio Property Developes Pvt Ltd

RESIDENT OF Panaji PURPOSE

PLACE OF VENDOR, PANAJI

VENDOR SIGN
CHANDRAKANT PATIL
Lic. No. AC/STP/VEN/LIC/23/2004

PURCHASER SIGN



AFFIDAVIT CUM DECLARATION

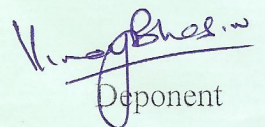
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Affidavit cum Declaration of Mr. Vinay Bhasin, promoter of the project named 'Grandeza' Building Block 'C' (part)", and 'Harmonia' Building Blocks 'D', 'E', 'F' and 'G' vide its authorization dated 10/10/2018.

I, Mr. Vinay Bhasin, son of Mr. Inderbhan Bhasin, aged 50 years, Businessman, unmarried, resident of 30/31, Merry Niketan, Mt. Mary Road, Bandra (W), Mumbai – 400050, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I 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.
3. That the time period within which the project shall be completed by me from the date of registration of project is 31/12/2023.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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.
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 on 15th day of October 2018 at Panaji - Goa.


Deponent

Subhash P. Sawant
Advocate & Notary
State of Goa
Panjim Goa. 403 001
Reg No 134

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 on this 15th day of October 2018.

Vinay Bhasin
Deponent



I hereby attest the signature of
Mr. Vinay Bhasin

who appeared and signed before me
and in presence of identifying
witnesses PAN Card No.
AERPB 5490A
who are known to me

Subhash P. Sawant
Advocate & Notary
State of Goa
Panjim - Goa 403 001
Reg No 134

Reg No: 3730/18
Dated: 15/10/2018

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