



गोवा GOA

Serial No 8705 place of St. Vennd Mapusa Date

11/2/2022  
658644

Value of Stamp paper 500

Name of Purchaser Pritam m. shetgaonkar

Residence at Morjim. Son of P. Shetgaonkar

Signature of Vendor NB Signature of Purchaser P. Shetgaonkar

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003



**AFFIDAVIT CUM DECLARATION**

...2/-

*P. Shetgaonkar*

Affidavit cum Declaration of **GOLDENDUNES INFRATECH PRIVATE LIMITED**, duly represented herein by its Director; **MR. PRITAM M. SHETGAONKAR**, Son of Mukund Shetgaonkar,



45 years of age, married, business, Indian National, having PAN Card Bearing No. [REDACTED] resident of H. No. 960/A,

Morjim, Pernem – Goa; promoter of the proposed project/ duly authorized by promoter of the proposed project, vide its authorization dated 1/02/2021; I, **MR. PRITAM**

**M. SHETGAONKAR**, promoter of the proposed project known as "**AMOUR**" situated in the properties surveyed under P.T. Sheet No. 30 of Chalta No. 30/3 of City Survey Mapusa and surveyed under Chalta No. 29/42 of P.T. Sheet No. 30 of City Survey Mapusa ; do hereby solemnly declare, undertake and state as under:

1. That Goldendunes Infratech Private Limited, promoter hereinabove have a legal title report to land on which development of project is proposed.

AND

That we have obtained a legal valid authentication of title of the project land from Adv. A.K. Phadte, dated 04/01/2021.

2. That said land is free from all encumbrances.
3. That time period within which project shall be completed by me/ promoter is on or before **08/08/2026**.
4. That seventy per cent of amount realised by us for the Real estate project from Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank cover cost of construction and land cost and shall be used only for that purpose.

*[Handwritten Signature]*

5. That the amounts from separate account shall be withdrawn in accordance with section 4 (2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 we shall get accounts audited within six months after 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 audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That we shall take all approvals on time from competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by rules and regulations made under the Act.



*[Handwritten signature]*

...4/-

10. That we shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.



*[Signature]*  
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 Mapusa, Bardez – Goa, on this 18<sup>th</sup> day of February 2022.

*[Signature]*  
DEPONENT

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Punitam shetgaonkar  
WHO IS IDENTIFIED BEFORE ME BY  
Personally  
WHOM I PERSONALLY KNOWN  
REG No. 891/22 DATED 18/2/2022



*[Signature]*  
**VIKESH K. HARMALKAR**  
NOTARY AT MAPUSA BARDEZ GOA  
STATE OF GOA - INDIA