

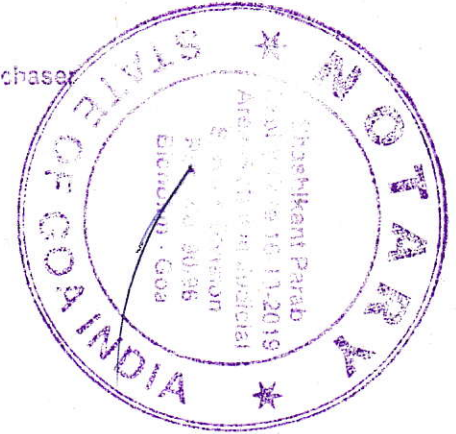
गोवा GOA

20780 Date of issue: 28/03/19

500850

Signature of Vendor: V Satardekar  
Signature of Purchaser: [Signature]

Signature of Vendor: V Satardekar  
Signature of Purchaser: [Signature]  
No AC/STP/V/86/1442 dtd. 20/08/1997



### FORM 'II'

[See Rule 3 (6)]

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

### AFFIDAVIT-CUM-DECLARATION

Affidavit-cum-Declaration of Mr. Dan Bahadur Singh, Partner of the Promoter of the project named "SHANTADURGA BUILDERS & DEVELOPERS" duly authorized by the other Partners of the promoter of the project vide their letter of authority dt. 3/4/2019.

[Signature]





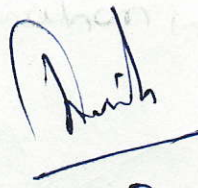
I, Mr. Dan Bahadur Singh, s/o. Chandra Bhan Singh aged 42 years, Indian National, Partner of the promoter of the proposed project and duly authorized by the other Partner of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the promoter has the legal title report to the land on which the development of the project is proposed and an legally valid authentication of title of such land alongwith an authenticated copy of the Deed of Sale of the promoter in respect of the land is enclosed herewith.
2. That, the project land is free from all encumbrances.
3. That, the time period within which the project shall be completed by the promoter from the date 27/03/2019 to 31/03/2021 of Registration of project is two (02) years.
- 4.a. That seventy percent of the amounts realized by the promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in the 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 That, the amount from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real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 Project, Registration of Real Estate Agent, Rates of interest and disclosures on website Rules, 2017

6. That, the promoter shall get the account audited within 06 months after the end of every financial year by a practicing chartered accountant, and shall produce a statement of account, duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amounts collected for the 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 the promoter shall take 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-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 the promoters has furnished such other documents as have prescribed by the rules and regulations made under the Act.
10. That, the promoter shall not discriminate against all allottees at the time of allotment of any apartment, office, plot or building, as the case may be.

*Revised*  






- 4 -

Solemnly affirmed on 3<sup>rd</sup> day of April, 2019

At Bicholim, Goa.

  
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 on 3<sup>rd</sup> day of April, 2019

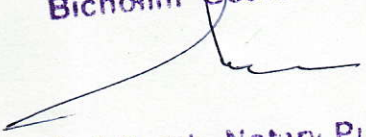
At Bicholim, Goa.

  
DEPONENT.

DL.No- GA07 20100069144



Executed before me  
Bicholim Goa on.....

  
S A Parab Notary Public  
B.A.L.L.B  
Reg. NO 90/96

3<sup>rd</sup> day of April, 2019.  
Reg. No. 10806/19  
Notary Fees  
Rs. 80/-