



9722 23/11/22 713017  
Place of Value of Stamp Paper Rs. 500  
Name of the Purchaser: Vallabh Salkar  
Residence at: Bicholim  
As there is no one single Stamp Paper for the purpose of the 500/-  
Additional Stamp: 500/-  
Signature of Vendor: [Signature]  
Signature of Purchaser: [Signature]

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri Vallabh Shivram Salkar alias Vallabh Shivram Sinai Salkar, the Proprietor of M/s. SALKAR CONSTRUCTIONS, a proprietary concern, having its office at Sastiwada, Bordem, Bicholim – Goa, Promoter of the project named “Salkar Royal Enclave”.

For Salkar Constructions  
[Signature]  
Proprietor  
Vallabh S Salkar



:2:

I, Shri VALLABH SHIVRAM SALKAR alias VALLABH SHIVRAM SINAI SALKAR, son of late Shivram Manguesh Sinai Salkar, age 63 years, Businessman, Indian National, residing at Flat No. FL-13, H. No. 2910, "AHILYA", Sastiwada, Bordem, Bicholim – Goa, the Proprietor of M/s. SALKAR CONSTRUCTIONS, having it's office at Sastiwada, Bordem, Bicholim, Goa, Promoter of the proposed project do hereby solemnly declare, undertake and state as under;

- (1) That we have a legal Title Report to the land on which the development of the project "Salkar Royal Enclave" is proposed AND a legally valid authentication of the Title of such land is enclosed herewith.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project "Salkar Royal Enclave" shall be completed by us from the date of registration of project is 20 November 2025
- (4) That seventy percent of the amounts to be realized hereinafter by us 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 shall be use for that purpose.
- (5) That the amounts from the separate accounts shall be withdrawn in accordance with section4(2)(1)(D) read with rule 5 of the Goa Real Estate(regulation and Development) (Registration of Real Estate Projects, Registration of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) Rule,2017.
- (6) That we, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
- (7) That we, the promoter shall take all pending approval on time from the competent authorities.

For Salkar Constructions  
Proprietor  
Vallabh S Salkar

:3:

(8) That we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(9) That we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we, the promoter shall not discriminate against any allottee at the time allotment of any apartment, Plot or building, as the case may be.

Solemnly affirmed on 30<sup>th</sup> day of November, 2022 at Bicholim - Goa.

For Salkar Constructions  
  
Proprietor  
Vallabh S Salkar  
DEPONENT

#### VERIFICATION

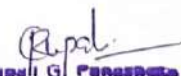
The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bicholim, Goa on this 30<sup>th</sup> day of November, 2022.

For Salkar Constructions  
  
Proprietor  
Vallabh S Salkar  
DEPONENT

Subscribed before me by Shri vallabh shivram Salkar  
and verified on the basis of \_\_\_\_\_



  
Shri. Hupal G. Parashota  
Notary  
Bicholim Taluka State of Goa (India)  
Notary Reg. No. 200/14  
Reg. No. 12517/HK/22  
Date: 30/11/2022