



गोवा GOA

567693

Serial No. 2740 Place of vend MAPUSA Date 08/02/2021  
Value of Stamp Paper 500  
Name of Purchaser D. Dolas  
Residence at M/p Son/Wife of R. Dolas  
As there is no single stamp paper for the value  
Value of Rs. \_\_\_\_\_ Additional stamp paper for the  
Completion of the value is attached along with  
Purpose \_\_\_\_\_  
Signature of Vendor R  
L. No. 22 (R.R.P Dessai)  
Transacting Parties  
Signature of Purchase D. Dolas



**AFFIDAVIT CUM DECLARATION**

...2/-

D. Dolas

Affidavit cum Declaration of **MRS. DEEPTI RAHUL KAMAT DALAL**; developer of the proposed project named **Aquarius Phase – VII**, situated at Chaudi Vaddo, Marna Village Panchayat, on the plot bearing Survey no. **93/2-C**; I **MRS. DEEPTI KAMAT DALAL**, wife of Rahul Kamat Dalal, age 40 years, Indian National, proprietor of the real estate firm "**AQUARIUS DEVELOPERS**" which will develop the proposed project duly represented by Power of Attorney holder **MR. RAHUL KAMAT DALAL**, son of late Balkrishna Narayan Kamat Dalal, age 40 years, Builder, married, Indian National, having PAN Card bearing no. \_\_\_\_\_, resident of House No. 1, Ward No. 9, Ximer, Ansabhat, Mapusa, Bardez – Goa 403 507, by virtue of Power of Attorney, dated 1<sup>st</sup> January, 2016, executed before Notary Advocate Vikesh K. Harmalkar, under Sr. No. 3901/16, dated 01/01/2016 do hereby solemnly declare undertake and state as under:



1. That I, proprietor (Developer) & Owner having a legal title Report to the land on which the development of the project is proposed to be carried out AND a legally valid authentication to title of such land along with authenticated copy of the licenses for development of the real estate project.
2. That the said 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 **30<sup>th</sup> June, 2024**.



4. For ongoing project on the date of commencement of the Rules - That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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) Rule, 2017.

6. That the proprietor 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 the proprietor shall take all the pending approvals on time, from the competent authorities.

8. That the proprietor 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.



...4/-

9. That the proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the proprietor 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 8<sup>th</sup> day of February, 2021 at Mapusa - Goa.



**DEPONENT**

**MRS. DEEPTI RAHUL KAMAT DALAL**  
**PROPRIETOR OF AQUARIUS DEVELOPERS**  
**REPRESENTED BY POA HOLDER**  
**MR. RAHUL KAMAT DALAL**

#### **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 Goa on this 8<sup>th</sup> day of February, 2021.

**DEPONENT**

**MRS. DEEPTI RAHUL KAMAT DALAL**  
**PROPRIETOR OF AQUARIUS DEVELOPERS**  
**REPRESENTED BY POA HOLDER**  
**MR. RAHUL KAMAT DALAL**



SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Rahul Kamat Dalal  
WHO IS IDENTIFIED BEFORE ME BY  
Personally  
WHOM I PERSONALLY KNOWN  
REG No. 664/21 DATED 8/2/2021

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