

गोवा GOA

B 848248

Date: 09/01/24 Sr. No. 86 Vendor's Name & Address  
 Value of Stamp Paper: ₹ 50  
 Vendor: Chandrakant B. Naik

Place: Panaji  
 Name: Parikshit Pai Khot  
 Res. Sheller  
 Name: Affid.  
 Transaction: Circle  
 Sign of S. [Signature] Vendor  
 Sign of Purcha [Signature]



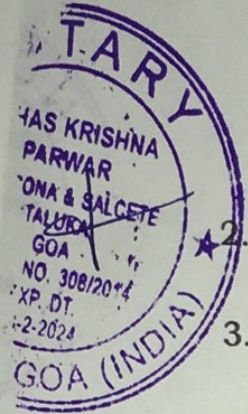
**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Shri. Parikshit Pai Khot, duly authorized by the Promoter M/s Pai Khot Builders of the proposed project "Landmark by Pai Khot, vide its authorization dated 02.03.2020; I, Shri. Parikashit Pai Khot, son of late Shri. Virendra Pai Khot, aged 36 years, Indian National, resident of Indira Niwas, H. No. 1339, Sheller Canacona Goa, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[Signature]



1. That Promoter has a legal title Report to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the survey records in form I & XIV of the project land under survey no. 133/7 of village Chaudi of Canacona Taluka.



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 of Registration of Project is 28.02.2026.
4. That Seventy per cent of the amounts realized by Promoter 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/development 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 completion of the project.
7. That the Promoter shall take all 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 Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Shri. Parikshit Pai Khot  
For Pai Khot Builders

### 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 Canacona on this 9<sup>th</sup> day of January 2021.

Deponent

Shri. Parikshit Pai Khot  
For Pai Khot Builders

Identified By: D. L  
GAO 9R = 2009-0005370



Solemnly affirmed before me by  
Shri/Smt. Parikshit P. Khot  
Who is identified to me by  
Shri/Smt. D. L  
Who is personally known to me  
this 9<sup>th</sup> day of Jan 2020  
Reg. No. Bilpore

ULHAS KRISHNA PARWAR  
NOTARY  
Canacona & Salcete Taluka  
STATE OF GOA (INDIA)