



गोवा GOA

Serial No. 3599 Place of Vend PONDA Date 14.2.2018 **419573**
Value of Stamp Paper 500
Name of The Purchaser Sandip N. Nigalye
Resident at Ponda Son of
For the purpose of
Signature of Sandip N. Nigalye Signature of Purchaser
A. D. S. I.
Licence No. 208



FORM II

AFFIDAVIT CUM DECLARATION

I, **SHRI SANDIP NILKANTH NIGALYE**, son of Shri Nilkanth Nigalye, 49 yrs,
Indian National, promoter of the proposed project authorized by the promoter of
the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal Title Report to the land on which the development of the project is proposed.
2. That the project 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 December 2022.
4. (a) For new projects: That seventy percent of the amounts realized 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.
(b) For ongoing project on the date of commencement of the Rules---
 - (i) That seventy percent of the amounts to be realized 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
6. That I 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 I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That I 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 14th day of February 2018 at Ponda.


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 at Ponda on this 14th day of February 2018.


Deponent



Solemnly affirmed before me by
Shri/Smt. Sandip N. Nigalre.

~~Who is identified Before me by~~
~~Shri/Smt.~~.....

Who is personally known to me.



SATISH S. S. PILGAONKAR

NOTARY

PONDA-GOA

State of Goa(India)

Reg. No. 162/18

Date : 15/2/18