



गोवा GOA

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AO
R. AGUIAR, MARGAO

766333

Sr. No. 4346 Place: Date: 18/07/2023
Value of Stamp Paper: 500/-
Name of Purchaser: Swern S Gaonkar
Residence: Name of Father:
Purpose: Transaction Party:
Signature of Stamp Vendor: Signature of Stamp Purchaser:



FORM "II"

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of M/s Rusticasa Realtors a Partnership firm through its authorized Partner Mr. Swern S. Gaonkar, the promoter of the Project named Residencia Rusticasa



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I, Swarn S. Gaonkar aged 26 years, Adult, occupation business, residing at House No.3/6300 Behind Golden Shower Estate, Gogol, Margao, Goa 403 602 promoter of the proposed project do hereby solemnly declare and undertake and state as under:

1 That I/ the promoter have /has a legal title report to the land on which the development of the project is proposed.

Or

have/has a legal title Report to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project 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 me/ the promoter from the date of registration of project is 31.12.2026.

(4) That seventy per cent of the amounts realized by me/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 schedule 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(5) That the amount from the separate account shall be withdrawn in accordance with Section 4(2)(l)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of interest and Disclosures on Website) Rules 2017

(6) That I/ 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 Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project

(7) That I/ the promoter shall take all the pending approvals on time, from the competent authorities.

(9) That I/the Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10)1 That I/ the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

Solemnly affirmed at Margao, Goa on this 18th day of July, 2023

Deponen

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified at Margao, Goa on this 18th day of July, 2023


Deponent

Solemnly affirmed before me by
Shri/~~Smt.~~ Swarn S. Ganta
Who is identified before me by
Shri/Smt. _____
Who is personally known to me
on this 18th day of July, 2023

SANTOSH S NAIK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
Reg No ...2512/2023
Date ..18.05.2023