



गोवा GOA

No. 13714 Place of Issue Bicholim Date of Issue 20/08/24 572476
 Value of Stamp Paper Rs. 500
 Name of the Purchaser Paresh Pal
 Resident Bicholim
 As there is no one single Stamp Paper used in this 500
 additional Stamp Paper for use in this 500 is attached
 and signed
 Signature of Purchaser
 Signature of Registrar
 Date, Month, Year



FORM 'II'

(See rule 3 (6))

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Paresh Pundalik Pal, son of Pundalik santu Pal, aged 42 years, Indian national, promoter of the proposed project named "Heramb", having its office at Ground floor, Laxmi -Pal apartments, Bordem, Bicholim Goa, 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 OR have a legal title Report to the land on which the development of the proposed project is to be carried out.

(2) That the project 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 31/12/2023 ;

(4) (a) For new projects: That seventy per cent of the amounts realised 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

(10) 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 on 30th day of March 2021 at Bicholim.

[Handwritten Signature]
Deponent

(Paresh Pundalik Pal)



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 Bicholim on this 30 th day of March 2021 .

[Handwritten Signature]
Deponent

(Paresh Pundalik Pal)



**Solemnly affirmed and Signed
BEFORE ME**

By the above named Executant / Deponent
Shri/Smt. *Paresh Pundalik Pal*
Basahem Bicholim, Goa
he/she is identified before me by *personally known*
whom I personally know
Office of the Notary at Bicholim, Goa
on this *30th day of March 2021*
Notarial Stamp Rs. *300* No. *4883/21*

BEFORE ME

[Handwritten Signature]
S. A. PARAB
B.A.L.L.B.
Advocate & Notary Public
Bicholim, Goa.