



गोवा GOA

567679



Serial No. 2646 Place of issue MAPUSA Date 07/02/2021
Value of Stamp Paper 500
Name of Purchaser G. Shetty
Residence at Mapusa Dist. Goa M. Shetty
As there is no single stamp paper for the value
Value of 500 stamp paper for the
Compliance the value is attached along with
Purpose R
Signature of Vendor [Signature]
L. No. 22 (R.R.P. Dessai)
Transacting Parties [Signature]
Signature of Purchase [Signature]

AFFIDAVIT CUM DECLARATION

...2/-

[Signature]

Affidavit cum Declaration of **M/S. ANAND SAGAR HOMES** of duly represented herein by its Partner, **MR. RAGHAV M. SHETTY** promoter of the project named "**PEONY**", situated in the Property surveyed under survey no.367 of Sub division no.6 of Thivim Village.



I, **MR. RAGHAV M. SHETTY**, Son of Muddanna Shetty, 54 years of age, married, business, Indian National, bearing Pan card No. [REDACTED] Contact No. **9860386883**, resident of UG-1 D'sa Apartment Faira Alto Mapusa, Bardez, Goa, promoter of the proposed project "**PEONY**"; duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

- 1) That I, promoter have 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 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 details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
- 3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31st October 2022.

...3/-

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/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 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5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That 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 5th day of February 2021 at Mapusa, Bardez – Goa.

M/S. ANAND SAGAR HOMES
represented herein by its Partner
MR. RAGHAV M. SHETTY
Deponent

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, Bardez - Goa, on this
5th day of February 2021.



M/S. ANAND SAGAR HOMES
Represented herein by its Partner
MR. RAGHAV M. SHETTY
Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Raghav M. Shetty
WHO IS IDENTIFIED BEFORE ME BY
Raghav Card no. [REDACTED]
WHOM I PERSONALLY KNOWN
REG No. 656/2 DATED 5/2/2021

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