



गोवा GOA No. 218 Place of Vendor: MARGAO, Date of issue: 18 JUL 2022

742489

Value of Stamp Paper Rs. 500/-
 Name of the Purchaser Talak Developers Pvt. Ltd.
 Son of _____ Residing at Margao
 As there is no other single stamp paper for the value of Rs. 500/-
 the exemption of the value is attached along with.
 Signature of Vendor _____
 Signature of _____

M. U. D'Souza
 Govt. Authorised Stamp Receiver
 Maria Luiza Plaza, Shop No. 5-6
 Combe Margao, Goa.
 Ph. 2711449 - 9637092619
 L. No. JUD / VEN - LIC / 2007 / AC-

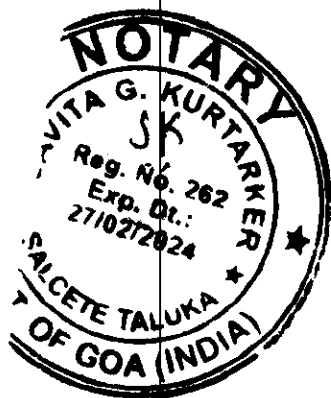


AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **TALAK DEVELOPERS PRIVATE LIMITED**, promoter of the project named 'LOTUS PARK PHASE 1' duly authorized by the promoter of the proposed project, vide its authorization No. U45200GA2012PTC007088 dated 08/11/2012; I, Shri. **MADHAV V. TALAK** son of Vishnu Talak, aged 66 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(Handwritten signature)

- (1) That promoter has a legal title Report to the land on which the development of the project is proposed
OR
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 promoter from the date of registration of project; is 31/12/2026;
- (4) (a) For new projects: That seventy per cent of the amounts realised 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 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 ¹⁹18th day of July 2022 at Margao.


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 Margao, on this ¹⁹18th day of July, 2022.


DEPONENT

Solemnly affirmed before me by
Madhav V. Talak

Who is identified to me by

~~to whom I personally know on~~
this ¹⁹18th day of July, 2022

Reg. No. 10347/2022

ksavita
SAVITA G. KURTARKER
NOTARY
MARGAO-GOA

