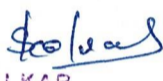



गोवा GOA

Serial No. 10516 Place of Vendor MARGAO Dist. 9/2/2022 723381
Value 500/-
Name of Vendor
Name of Purchaser
Purpose of Transaction }
Name of Transacting Parties }
I hereby declare that no one single paper for the value of Rs. 500/-
and stamp papers for the completion of the value are
along with.
Vendor's Sign. 
SACHIN S. KOLWALKAR
G.D/VEN-LIC/1/2016/AC-1
Govt. of Goa
Signature of Purchaser 



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri. Damodar Chandrakant Karapurkar proprietor of Cityscape Developers, Promoter of the proposed project "Orange Leaf"; I, **MR. DAMODAR CHANDRAKANT KARAPURKAR**, son of Chandrakant Karapurkar, age 57 years, Businessman, resident of




"Nivant", Fatorda, Margao, South Goa, Goa, Indian National, Married, holder of Income Tax Card bearing PAN [REDACTED] Aadhar No. [REDACTED] [REDACTED], Mobile no: [REDACTED] proprietor of the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title Report to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the survey records in form D of the project land under Chalta No. 6 of P.T. Sheet No. 56 of City Survey Margao, Salcete Taluka, 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 the Promoter from the date of Registration of Project is 31/12/2024.
4. That Seventy per cent of the amounts realized 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/development 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Promoter shall get the accounts audited within six months after the end of every financial year by a Practicing Chartered Accountant

→CS



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 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 subsection (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 Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That Promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

Shri. Damodar Chandrakant Karapurkar
Proprietor of Cityscape Developers

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 Margao on this 10th day of February 2022.



Deponent

Shri. Damodar Chandrakant Karapurkar

Proprietor of Cityscape Developers

Solemnly affirmed before me by
Shri. Damodar Chandrakant Karapurkar
who is identified to me by

who is personally known to me

this 10th day of February 22

Reg. No. 153/2022

NOTARY
SACHIN S. KOLWALKAR
SALCETE TALUKA
STATE OF GOA. (INDIA)

Reg. No. 153/2022

Dated: 10/02/2022

