

3468/2024



FORM 'II'


[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

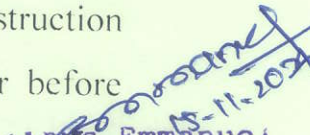
Affidavit cum Declaration of **Mr. CHACKO VARGHESE**, a Sole Proprietor of **M/s. C. V. CONSTRUCTIONS**, the Promoter of the proposed project named "**DARIUS PARADISE – PHASE - II**".

I, **Mr. CHACKO VARGHESE**, son of late Mr. John Varghese, 66 years of age, married, businessman, Indian National, having Mobile No. 9822644081, E-Mail id : chacko1957@yahoo.com, residing at Flat No. 1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Tiswadi, Goa, being Sole Proprietor of **M/s. C. V. CONSTRUCTIONS**, having its registered office at House No. 14/223/A12 & A13 (Shop Nos. 3, 4 & 5), Models Riviera, Near Hotel Libdoran, Caranzalem, Tiswadi, Goa, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

A handwritten signature in blue ink, appearing to read 'Chacko'.

1. I say that I have a legal title Report to the land on which the development of the proposed project is to be carried out in the Said Property. 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. I say that the Property on which the Said project is to be constructed is free from all encumbrances.
3. I say that the time period within which the project shall be completed by me as a Promoter from the date of issuance of Construction License from the Office of Village Panchayat. i.e. on or before 30/09/2027. 05/08/2027 
4. I say that the 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 a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. I say that entire amounts to be realized here in after 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
6. I say that the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1) (D) read with rule 5 of the Goa

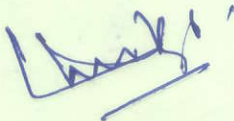



Emmanuel A. Tiswadi
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14



Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

7. I say 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I say that the Promoter shall take all the pending approvals on time, from the competent authorities.
9. I say 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.
10. I say that the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. I say 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.
12. I say that I have sworn this Affidavit cum Declaration in order to submit that the same before the Real Estate (Regulation and



Development) Authority.

Solemnly affirmed and declared on this 8th day of October, 2024.

Deponent



Mr. CHACKO VARGHESE,
Sole Proprietor of
M/s. C.V.CONSTRUCTIONS



Verification

The Contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji on this 8th day of October 2024.


Deponent



MR. CHACKO VARGHESE
Sole Proprietor of
M/s. C.V.CONSTRUCTIONS



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Chacko Varghese
WHO IS TO ME BY
FROM I KNOW,
SR. No. 3468/2024
DATED: 08/10/2024



Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14