



गोवा GOA

B 540922



Serial No. 5618 Place of Vendor, Paraji cel Date 16/11/2020
Value of Stamp Paper _____
Name of Purchaser _____ Name of Father _____
Residence _____ Transacting Parties _____
Purpose _____
Sign of Stamp Vendor _____
Mangala N. Karkulker
License No. AC/SI/PVEN/747139



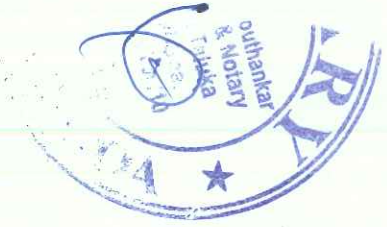
AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/S MILROC GOOD EARTH DEVELOPERS promoter of project named "ADARSH CO-OPERATIVE HOUSING SOCIETY LIMITED, A project by Milroc Good Earth Developers", through the Partner of the Promoter Firm, SHRI. ALAPARTHI DURGA PRASAD (PAN No. [REDACTED]), (AADHAR No. [REDACTED]), (email [REDACTED]),

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(Mobile [REDACTED]), son of Shri. Gopalkrishna Murthy Alleparthi, aged 58 years, Businessman, Married, Indian National, resident of H.No.21/453/A, 1, Vaishnavi Nilayam, Nagali Hills, Taleigao, Panaji, Goa, do hereby solemnly declare, undertake and state as under:

1. That I the aforesaid Promoter, M/s Milroc Good Earth Developers has a legal title report to land on which Re-development of project is proposed and a legally valid authentication of title of such land along with an authenticated copy of agreement between such land owners and the **PROMOTER** for development of real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by the **PROMOTER** from the date of the registration of the project is 30/06/2024.
4. That seventy per cent of amount to be realised hereafter by the **PROMOTER** for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.
5. That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 accounts audited within six months after 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 amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion to 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 the 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 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 30th day of November 2020 at Panaji, Goa.

For **MILROC GOOD EARTH DEVELOPERS**


MR. ALLAPARTHI DURGA PRASAD
PARTNER
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 Panaji, Goa on this 30th day of November 2020.



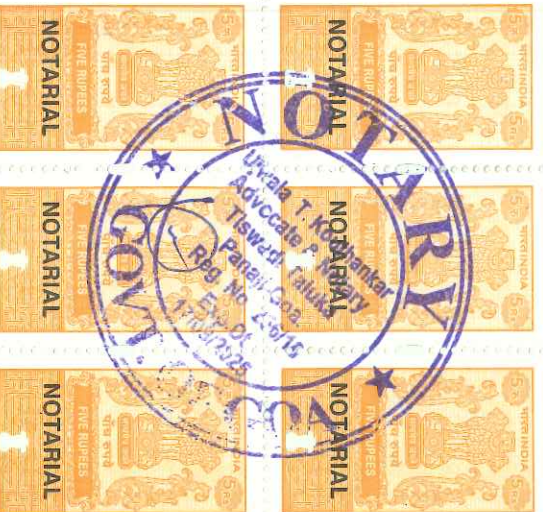
For **MILROC GOOD EARTH DEVELOPERS**



MR. ALLAPARTHI DURGA PRASAD
PARTNER
DEPONENT

Solemnly affirmed before me by
Shri/Smt. Dependent
who has been identified by
me

whom I personally know.
Reg. No. 1763 Dated 30/11/2020

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UWALAT T. KOUTHANKAR
Advocate & N
Tiswadi Ta
Panaji -
Reg. No.