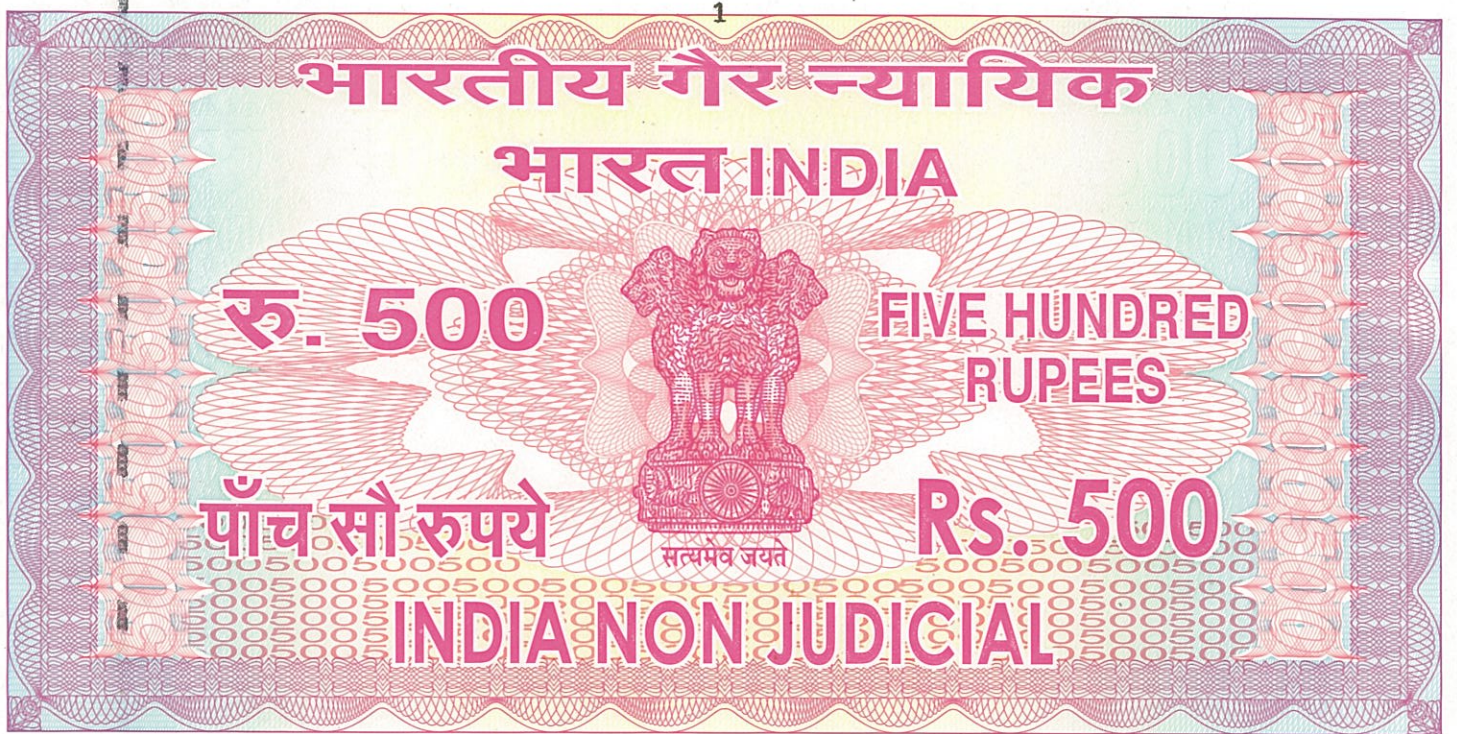
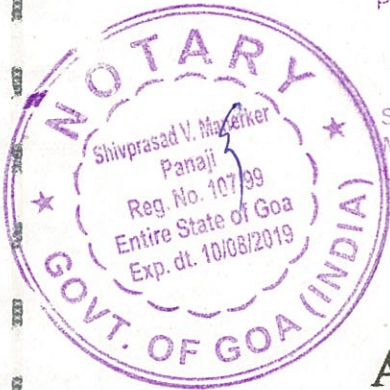




गोवा GOA

Serial No. 8384 Place of Vendor, Panaji Date 17/4/19
Value of Stamp Paper 500
Name of Purchaser Sharmila Sardesai
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

199848



Sign of Stamp Vendor
Mangala N. Karapurkar
License No. ACISTP/VEN/747/99

Sign of Purchaser
Sharmila Sardesai

Affidavit cum Declaration

I, Sharmila D. Sardesai promoter of proposed project "SHARANG GARDENS" do hereby solemnly declare, undertake and state as under:

Sharmila Sardesai



1. That I / promoter have / has a legal title report to land on which development of project is proposed.

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and 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 me/promoter from the date of Registration is 5th May 2022.

4. (a) For new projects :

That seventy per cent of amount realised by me/promoter for 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.

(b) For on-going project on date of commencement of the Act.

(i) That seventy per cent of amount to be realised hereafter by me/promoter for the real estate project

J. Sardesai



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 accordance with Rules framed by State Government.

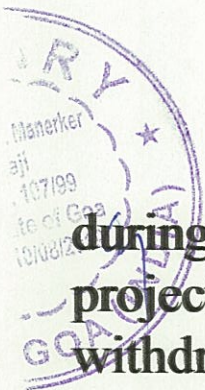
OR

(ii) That entire amount to be realised hereafter by me/promoter for 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, since estimated receivable of the project is less than estimated cost of completion of the project accordance with Rules framed by State Government.

5. That 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 Agent, Rates of Interest and Disclosures on Website) Rules, 2017.

6. That I / promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified

A. Sardesai



during audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That I / promoter shall take all approvals on time from competent authorities.

8. That I /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 I / the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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 17th day of April 2019 at Panaji Goa.



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 on this 17th day of April 2019.



Shardesai
17/4/2019

Deponent



SOLELY AFFIRMED AND VERIFIED
BEFORE ME BY *Shardesai* 19 D.
REG. No. 3815 DATED 17/4/19.

Shardesai
SHIVPRASAD V. M. KEEKER
NOTARY AT PANAJI
ENTIRE STATE OF GOA (INDIA)