

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

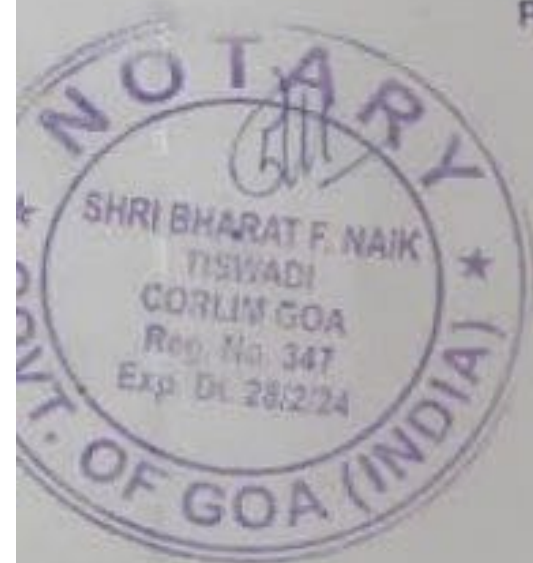


सत्यमेव जयते

गोवा GOA

DATE... 02/03/23... SER. No... 328... VALUE... 500/-
NAME OF PURCHASER... Arvind Nagesh Naik...
RESIDENT OF... Peth... PURPOSE...
PLACE OF VENDOR CORLIM

804426



Sig. Purchaser

Sig. Vendor
Mrs. Maunsa B. Naik
Lic. No. AC/STP/VEN/02/2017/185
Date: 29/11/2017

Form "II"

Affidavit Cum Declaration of Mr. Arvind Nagesh Naik, proprietor of M/S Arvind Constructions as a Developer, Promoter and builder of the project named "SKY BLUE HOMES II SECOND FLOOR" duly authorized by the promoter, developer and builder of the proposed project, I, Shri. Arvind Nagesh Naik son of Mr. Nagesh Krishna Naik aged 75 years, Indian National, duly authorized by the promoter, developer and builder of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That we the promoters, developers and builders have a legal title Report to the land on which the development of the project is proposed.

Handwritten signature

seven days of the said changes occurring.

Handwritten signature

That the project land is free from all encumbrances, OR That details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party) or over such land, along with details.

That the time period within which the project shall be completed by us as promoters and builders from the date of registration of project, is 15/06/2025.

4. (a) For new projects. That seventy percent of the amounts realised by us as promoters. Developers and builders of the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules.

(i) That seventy percent of the amounts to be realised hereinafter by us as promoters, developers and builders for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

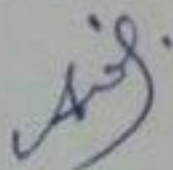
(j) That entire amounts to be realised hereinafter by us as promoters, developers and builders for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

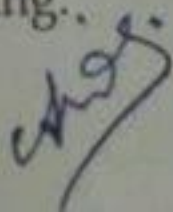
(6) That we the promoters, developers and builders shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant shall been utilised for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.

(7) That we the promoters, developers and builders shall take all the pending approvals on time, from the competent authorities.

(8) That we the promoters, developers and builders 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.



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 we the promoters, developers and builders have furnished such other documents as have been prescribed by the rules and regulations made under the Act (10) That We the promoters, developers and builders shall not discriminate against any allottee at the time of any apartment, plot or building, as the case may be.

Solemnly affirmed at Corlim, Tiswadi Goa on this 2nd day of March, 2023.

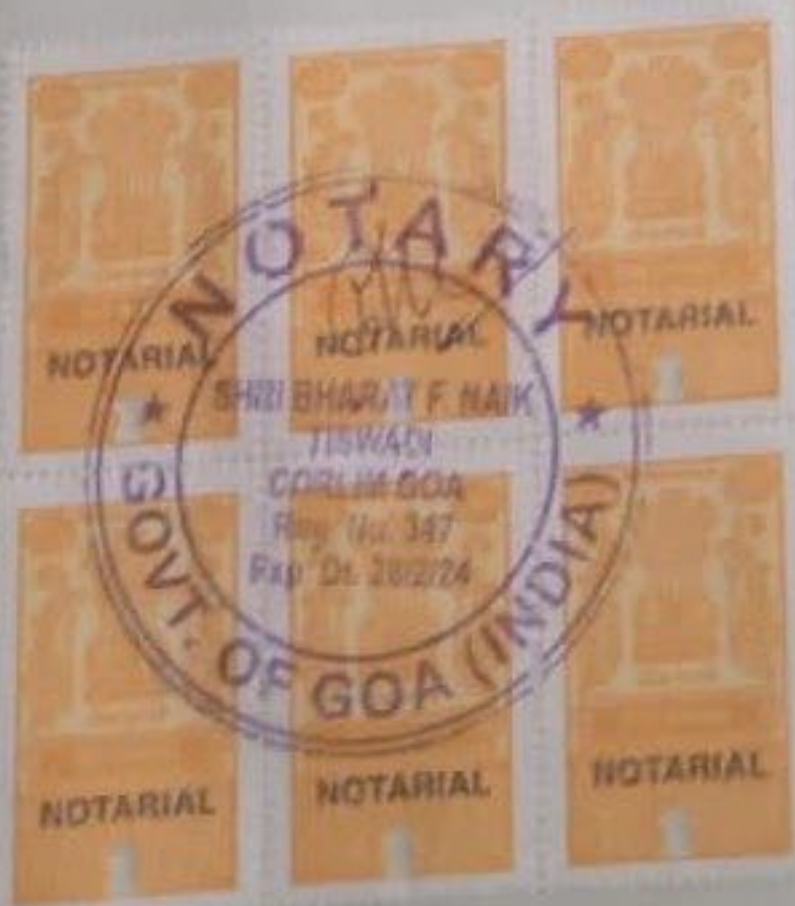

DEPONENT

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 Corlim, Tiswadi-Goa on 2nd day of March, 2023.


DEPONENT



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY... Aryind... Nagesh Naik
WHO IS IDENTIFIED BEFORE / ME
BY... Aradhana... Card No - ...
WHOM I KNOW

REG NO. 1289/23
DATE 02.03.23


BHARAT F. NAIK
NOTARY AT CORLIM TISWADI
STATE OF GOA-INDIA