

गोवा GOA

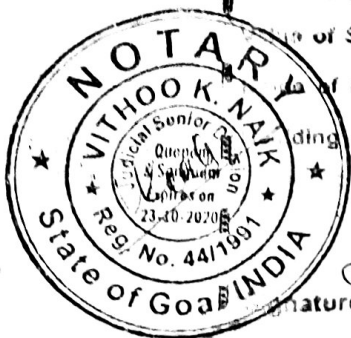
298326

No. 1266 State of Vendor Curchorem Date of Issue 22/02/18

Value of Stamp Paper Rs. 500/- (Five hundred)

Name of Purchaser Anmol K. Nalchekar

Residing at Curchorem Goa



Signature of Vendor

Signature of Purchaser

MR. PASCOAL FERNANDES  
CURCHOREM - GOA  
Lic No.: JUD/VEN-Lic/2005/AC-1  
Date: 03-11-2005

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration Of Ms **JMD DEVELOPERS** .promoter of the project named **K SQUARE; I SHRI.VARUN S.KUDCHADKAR.** Son of Shantaram Kudchadkar aged 32. Indian national, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1)That I/Promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication 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)That the project land is from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land , along with details.

(3) That the time periods within which the project shall be completed by me/promoter from the date of registration of project; is 13/02/2021;

(4)(a) For new projects: That seventy per cent of the amounts realised by me/ promoter for the real estate project from allottees, from time to time , shall be deposited in a separated account to be maintained in a scheduled bank to cover the cost of construction and 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 per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time shall be deposited in a separated account to be maintained in a scheduled bank to



*Shri. Varun S. Kudchadkar*

cover the cost of construction and land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time shall be deposited in a separated account to be maintained in a scheduled bank to cover the cost of construction and 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)(l)(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 I/ the promoter shall get the accounts audited within six months after the end of every financial year by practicing Chartered Accountant, and shall produced a statement of accounts duly certified and signed by such practicing chartered Accountant, and it shall 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 I/ the promoter shall take all the pending approvals on the time, from the 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.



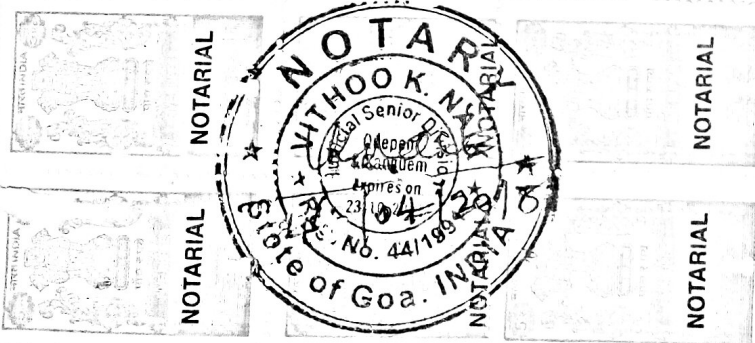
Solemnly affirmed on 3<sup>RD</sup> MARCH 2018 .at 12pm .

### 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 on 3<sup>RD</sup> MARCH 2018 .at 12pm .

  
Deponent



Regno 601/2018

solemnly affirmed before me by 

Shri/Smt. Naren S. Kudchadkar **VITHOO K. NAIR**

Who is identified before me by **NOTARY**

Shri/Smt. LANGUEM & QUEPEN

Who is personally known to me **State of Goa (India)**

Date: 04/04/2018 place: Curchorem, Goa