

गोवा GOA

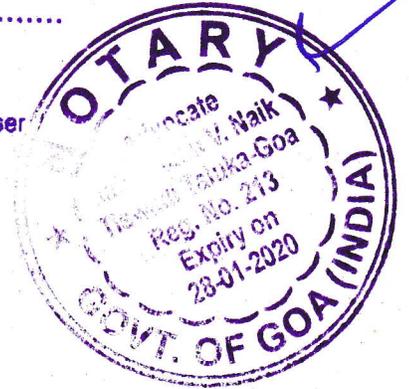
384240

Sr. No....3428..... Place of Vendor Socorro Porvorim
Date...24/5/18... Value of Stamp Paper...500/-
Name of Purchaser...Babu...P...Shetye
Residing atPorvorim..... Son of

[Handwritten signature]

Signature of vendor
Vishvesh N. Mandrekar
Reg. No.: AC/STP/VEN/03/2015

Signature of purchaser



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Babu Pundalik Shetye Proprietor of M/s. Shetye Construction for the project named Shetye Vihar Phase II in Plot Bearing Survey No. 49/23 situated at Socorro, Porvorim, Bardez- Goa. /duly authorized by the promoter of the proposed project,

I, Shri. Babu P. Shetye Proprietor of M/s Shetye Construction, son of Pundalik Shetye aged 57 years Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I have a legal title Report to the land on which the development of the project is proposed OR have 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 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) That the project land is free 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 period within which the project shall be completed by me/promoter from the date of registration of project; is 31/05/2022.
- (4) (a) For new projects:

That seventy per cent of the amounts realised 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.

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

- (i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

- (ii) That entire amounts to be realised hereinafter 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.





- (5) That the amounts from the 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 I/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 utilised 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 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 31st day of May 2018 at Panaji - Goa.

Solemnly affirmed before me by the Deponent, who is identified to me by.....

[Handwritten signature]

Deponent

SHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY
 167/1 31st January Road
 Opp. Hotel Venite, Panaji-Goa
 Reg. No. 213

[Handwritten signature]

 Mr. Babu P. Shetye



Notarial Registration No.

.....4/-
[Handwritten date]



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Panaji - Goa on this 30st day of May 2018.

Deponent

Mr. Babu P. Shetye

Solemnly affirmed before me by the
Deponent, who is identified to me
by.....

SHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY
167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213