



गोवा GOA.

760286

LWSEN XEIOX, MARGAO
Licence No. JUD/STP/5/2002/AO
R. AGUIAR, MARGAO

Sl. No. 3373, Page: Date: 23/02/2023
Value of Stamp Paper: 500/-
Name of Purchaser: Nagesh m. Devali
Residence: Name of Father:
Transaction Party:



Signature of Stamp
Vendor

Signature of Stamp
Purchaser

Form "II"

[See rule 3 (6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Savitri Nagesh Devali and Mr. Nagesh Devali, both partners of M/s Suman Infrastructures, Promoter of the project named as Villaments. A project having its office on second floor, Flat No. 202, T. Towers, behind St. Joseph's High school, Aquem Alto, Margao, Salcete Goa 403601. We, Mrs. Savitri Nagesh Devali and Mr. Nagesh Devali, aged about 42 and 53 years respectively, both Indian Nationals, Promoter of the proposed Villaments. A project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Sd/ Nagesh

..2/-

That We, promoter have a legal title Report to the land on which the development of the Project is proposed to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the Sale Deed for development of the real estate project is enclosed herewith.

- 2) 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 us / promoter from the date of registration of projects is 30th April 2026.
- 4) For ongoing project on the date of commencement of the Rules –
That seventy per cent of the amounts 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects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 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 utilized for the project and the withdrawal has been compliance with the proportion to the 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 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 have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the promoter shall not discriminate against any allottee at the time of any apartment, plot or building, as the case may be.

Sudhakar

Deponent

Smt Nagesh

Mrs. Savitri Nagesh Devali and Mr. Nagesh Devali
Partners M/s Suman Infrastructures

Solemnly affirmed on 27 day of March 2023 at Margao-Goa.

Deponent

Smt Nagesh

Mrs. Savitri Nagesh Devali and Mr. Nagesh Devali
Partners M/s Suman Infrastructures

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Margao-Goa on this 27 day of March 2023.

Smt Nagesh

Deponent

Smt Nagesh

Mrs. Savitri Nagesh Devali and Mr. Nagesh Devali
Partners M/s Suman Infrastructures



Solemnly affirmed before me by
~~Shri/Smt.~~ *Savitri Nagesh Devali and Mr. Nagesh Devali*
Who is identified before me by
Shri/Smt.....
Who is personally known to me

N. R. Bale

N. R. BALE
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

Regd. No. 150101
27-3-2023