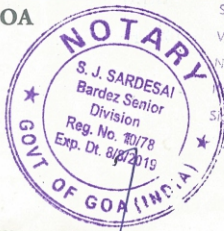




गोवा GOA



Serial No. 20191

Value of stamp paper 100/-

Name of Purchaser Boshan Developments Pvt Ltd

Residence at Mapusa

Signature of Vendor

Signature of Purchaser

J. PANDIT - LIC NO. AC/STP/VEN/34/2003

25/6/18

997936



#### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Omkar Amir Gaitonde, promoter of the on going project named "SHREE SHANTADURGA SANGODKARIN RESIDENCY" in Bordem, Bicholim, Goa, Director of M/s. Boshan

*Gaitonde*

Developers Private Limited, Mapusa, duly authorized by the promoter of the proposed project, vide its/his/their authorization No. N.A., dated N.A.;

I Mr. Omkar Amir Gaitonde, son of Mr. Amir S. Gaitonde, aged about 29 years, married, Indian National, Director of M/s. Boshan Developers Private Limited, Mapusa, promoter of on going project named "SHREE SHANTADURGA SANGODKARIN RESIDENCY" in Bordem, Bicholim, Goa, 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.
2. That the project land is free from all encumbrances however, a civil suit is filed bearing Civil Suit No. 6 /2015 and the same is pending before the District Court, at Mapusa.
3. That the time period within which the project shall be completed by me from the date of registration of project is 31/07/2023, considering the pending litigation.
4. (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 That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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/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 furnished such other documents as have been prescribed by the rules and regulations made under the Act.

*[Signature]*

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 at Mapusa, on this <sup>30<sup>th</sup></sup> 28<sup>th</sup> day of the month of June, year 2018.



*[Signature]*

DEPONENT

#### 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 Mapusa on this <sup>30<sup>th</sup></sup> 28<sup>th</sup> day of the month of June, year 2018.



*[Signature]*

DEPONENT

BEFORE ME  
MAPUSA - GOA ON 30 JUN 2018

*[Signature]*  
S. J. SARDESAI  
ADVOCATE - NOTARY  
MAPUSA - GOA

Reg No. 12920/2018