



गोवा GOA

Serial No. 25873 Place of Vendor, Porvorim - Goa. Date 06/08/2024
Value of Stamp paper 500/-
Name of Purchaser Nareesh Bhugade
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____
Signature of Vendor _____ Signature of Purchaser _____
The Gadgebaba Multipurpose Co-op. Sty. Ltd.
LIC No.AC/STPI/VEN/07/2019. Dt.10/10/2019

950226

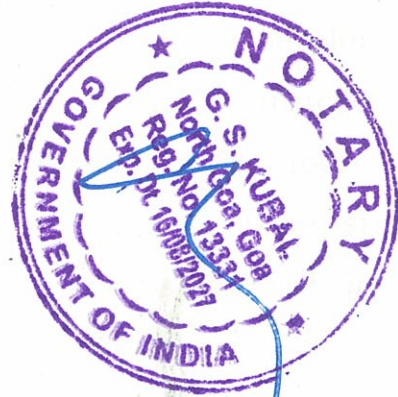
FORM - II

{ See Rule 3(6) }

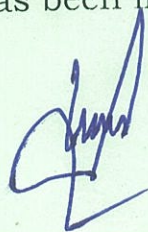
AFFIDAVIT

I, Ramesh S. Raikar, son of late Shrikant V. Raikar, major in age Indian National, Housing Engineer, Goa Housing Board, duly authorised representative of the Goa Housing Board, do hereby solemnly declare, undertake and state as under:

Cont...2



- 1 That Goa Housing Board which is statutory Board, is owner and in possession of property admeasuring 46194 sq mts, situated under survey number 63/2 at Bordem Bicholim Goa, who is promoter had acquired said land under the provision, of Land Acquisition Act 1894 and as such the Promoter has Legal title on the said property, In the approved sub-division plan sector earmarked for Commercial sector admeasuring an 3310.50 sq mts. area on which the development of Commercial cum Residential Complex was proposed.
- 2 That the project land is free from all encumbrances.
- 3 That the time period within which the project shall be completed by the promoter from the date of registration of project. In the instant case the project is fully completed and Bicholim Municipal Council has already issued occupancy Certificated dated 29/12/2023 and even the completion certificate was obtained from the Bicholim Municipal Council.
- 4 That seventy percent of the amounts realized by the 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 **Project is already Completed by the Goa Housing Board by using its own fund.**
- 5 That the amounts from the separate account shall be withdrawn in accordance with section 4 (1) (1) read with rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate agents, Rates of Interest and Disclosures on Website) Rules, 2017 **Project is already Completed**
- 6 That the promoter shall get the accounts audited within six month after the end of every financial year by practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and is shall be verified during the audit that the amount collected by the 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 –
Project is already Completed

- 7 That all the licences/approval for project titled "Construction of Commercial Cum Residential Complex at Bordem Bicholim" are issued in favour of the Goa Housing Board by the competent authorities.
- 8 That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished in the 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.

Project is already Completed

- 9 That the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
- 10 That 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 8th August 2024

Shri. Ramesh S. Raikar

Housing Engineer

Verification

The contents of any above Affidavit cum Declaration are true and correct nothing material has been cancelled by me there from.

Verified by me at Porvorim Goa on 8th July 2024

Shri Ramesh S. Raikar

Housing Engineer

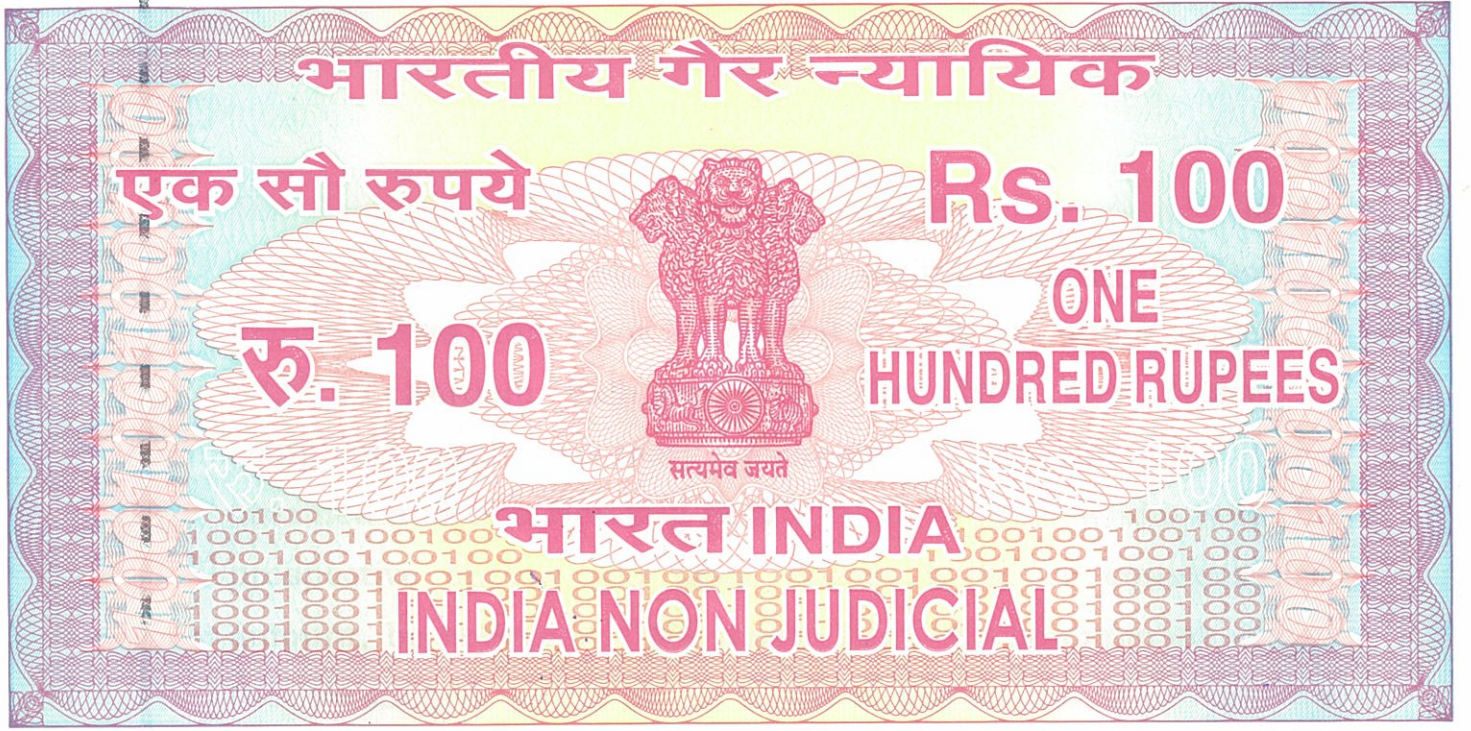
Solemnly affirmed before me by

Haroon B.
Patel

Reg. No: 613285 Date: 8/8/24
known / Identified to me by.

G. S. KUBAL
Notary (Govt. of India)
Panaji-Goa, India





गोवा GOA

B 604740

Sr. No. 8808 Place of vend MAPUSA, Date 08/08/2024

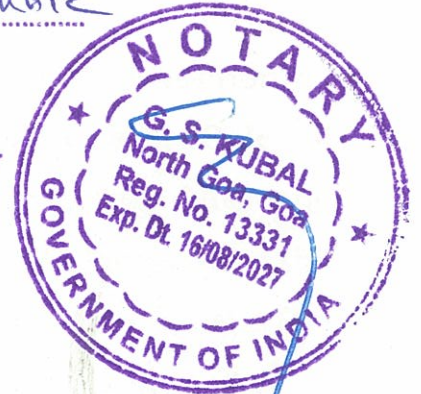
Value of stamp paper 1000

Name of Purchaser A. Mohale

Residing at Vaghe son / wife of D. Mohale

Signature of vendor
L. No. 22 (R.R.P. Dessai)

Signature of Purchaser

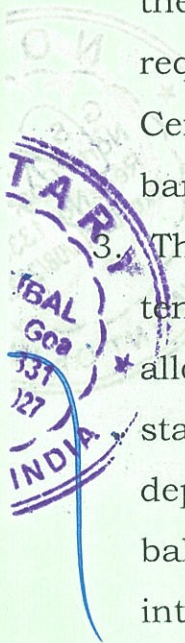


AFFIDAVIT

I, Ramesh S. Raikar, son of late Shrikant V. Raikar, major in age Indian National, Housing Engineer, Goa Housing Board, duly authorised representative of the Goa Housing Board, do hereby solemnly declare, undertake and state as under:

Cont...2

1. The Commercial cum Residential complex which consist of 44 nos shops, 16 offices, 10 single bedroom flats, 10 Double bedroom flats, and 1 nos 3 BHK flat in property under survey no 63/2 at Bordem Bicholim Goa. The above said project is completed and necessary occupancy Certificate has been obtained and Goa Housing Board will sell the flats/shops to the prospective buyers and upon receipt of entire consideration amount, be necessary Conveyance Deed will be executed as per the prescribed procedure applicable Rules and therefore, no draft agreement for sale is being submitted, since the Goa Housing Board is not required to execute the agreement for sale. Further the draft of conveyance deed to be executed between Housing Board and allottees/buyers as already submitted to RERA Authority.
2. The allotment of the tenement is done by the way of auctioning as per the Rules and Registration Allotment and Sale of Tenement Rules, 2016 framed by the Government. After the auctioning process, the Board will issue order of allotment to the allottee in Form IV hereto as per the final allotment list. The allottee shall convey his/her acceptance of order of allotment of the tenement in Form VI within three working days. As per the request of the applicant Board will issue the necessary Mortgage Certificate of the particular tenement to the applicant to seek the bank loan.
3. The allottee shall have pay the full consideration of the tenement allotted within the period of 60 days of receipt of the allotment failing which the order of allotment of tenement shall stand cancelled without any further notice and 5% of the initial deposit of the applicant shall be forfeited to the Board and balance amount shall be refunded to the applicant without any interest. In the circumstances the execution of agreement for sale has to be dispensed with.
4. After the total consideration paid, the Board will execute the Conveyance deed of the tenement/ shop/ office in favour of the allottee.

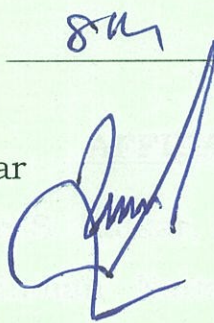


5. As per the Goa Housing Board Rules, the following is provided as per the rule 18(1) of the Goa Housing Board (Registration, Allotment and Sale of Tenements) Rules, 2016, the allottee shall form a society under the Goa Corporative Societies Act, 2001 (Goa Act 36 of 2001) for the proper maintenance, running, upkeep and keeping in good repair common area and for carrying out current as well as urgent repairs towards common services. Further, as per Rule 18 (3) (a), the society and each of its constituent member shall be responsible for ensuring that, no damage or deterioration to the property handed over in the term of agreement under this rules is caused. Further non-compliance with RERA Provision the Goa Housing Board shall ensure to create a corpus fund for maintenance of the building for the period of 5 years from the date of issue of Sale letter.

Solemnly affirmed on 8th August 2024

Shri Ramesh S. Raikar

Housing Engineer



Verification

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Verified by me at Porvorim Goa on 8th July 2024

Shri Ramesh S. Raikar
Housing Engineer

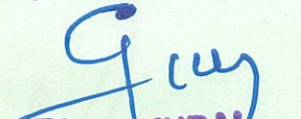


Solemnly affirmed before me by

Ramesh S. Raikar

Reg. No. 6/328 Date: 8/8/24

known / Identified to me by.


G. S. KUBAL
Notary (Govt. of India)
Panaji, Goa, India