

गोवा GOA

Serial No. 2381 Place of Vend PONDA Date 11/11/2019 **632466**
 Value of Stamp Paper RS 500/-
 Name of The Purchaser Ritesh Developers
 Resident at Ponda Goa Son of Harish
 For the purpose of Harish / Declaration

Signature of the Vendor
 A. D. S. Kantarkar
 Licence No. 2/88



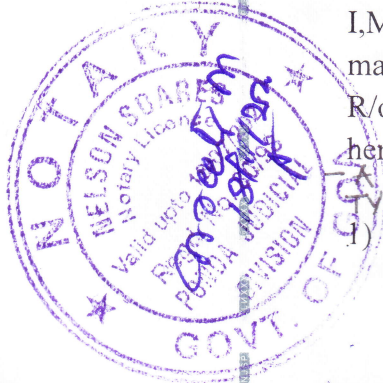
FORM 'II'
 [See rule 3(6)]
 AFFIDAVIT CUM DECLARATION

I, Mr. Rajesh S. Verenkar son of Shivdas A. Verenkar aged 47 years, married, Indian national, Managing Director of Ritesh Developers Pvt Ltd R/o Silvanagar Ponda Goa and sole promoter of the proposed project, do hereby solemnly declare, undertake and state as under: -
 PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AND VILLA TYPE A IN PLOT A AND RESIDENTIAL BUILDING B AND VILLA TYPE A & B IN PLOT B FOR M/G RITESH DEVELOPERS & OTHERS IN PLOT BEARING S.N. 84/4-C SITUATED AT QUELA VILLAGE, PONDA-GOA.

- 1) That I say that Ritesh Developers Pvt Ltd thorough its Managing Director Mr. Rajesh Shivdas Shet Verenkar promoter has 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.

..1/- Continue

(Handwritten signature)





- 3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/12/2024
- 4) (i) 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 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.
- 8) That I 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 have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Handwritten 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 on 4TH November 2020

[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 4th November 2020 .

[Signature]
DEPONENT

affirmed by
M.R. Rajesh
Verma

Who Admit Contents of
This Affidavit On Oath
MADE BEFORE ME AND
SIGNED BY ME
NOTARY OFFICE at PONDA
THIS *04* DAY OF *11* 20 *20*
SR. NO *8342* THE NOTARY
[Signature]
NELSON SOARES

