



गोवा GOA

550678

Sr. No. 837 Place of vend MAPUSA Date 12/11/2020
Value of stamp paper 500/-
Name of purchaser Veera Apartment Pvt. Ltd
Residing at Subhagata Son / wife of
As there is no one single stamp paper for the
value of Rs. 500/- Additional stamp papers for the
captionation or the value is attached alongwith.
Purpose



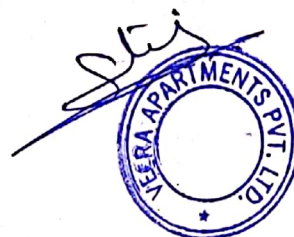
Signature of Vendor
L. No 22 (R.R.P. Dessai)

Transacting Parties
Shri
Signature of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri Shivaraj Vanahalli promoter of the project named **Veera Prestige** /duly authorized by the promoter M/s **Veera Apartments Pvt. Ltd** of the proposed project, vide its **authorization dated 25/12/2019**.

I, **Shri Shivaraj Vanahalli** son of **Shri Mallikaarjun Vanahalli** aged 39 years Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

have/has 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 **31/12/2022**;

(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

(i) 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/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 BEFORE ME
BY Shivraj Vanahalli
WHO IS IDENTIFIED BY
Epic no. ZK00426643 issued on 30/4/2008.
WHOM I PERSONALLY KNOW for his signature
REG NO. 290/2020 DATE 14/01/2020

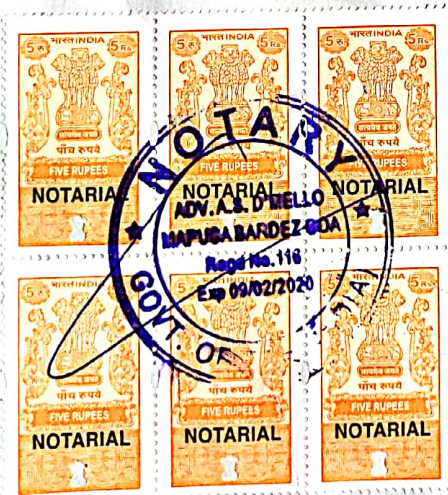
A. S. D'Mello
ADV. A. S. D'MELLO
NOTARY

Deponent
Shivraj Vanahalli
Mr Shivraj Vanahalli

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Deponent
Shivraj Vanahalli
Mr Shivraj Vanahalli



EXECUTED BEFORE ME

A. S. D'Mello 14/01/2020
ADV. A. S. D'MELLO
NOTARY
REG. NO. 291/2020