



गोवा GOA

No. 3960 Place of Vend. 500 Date of Issue: 23/02/23
of the Selling Paper Rs. 713830
of the Purchaser: Paresh Pal
Residing at: Bicholim Son of: Santu Pal
Signature of Vendor: M. S. T. Parab
Signature of Purchase: Paresh Pal
Ud. No. RC/ST/VEN/99/477



FORM 'II'

(See rule 3 (6))

Affidavit Cum Declaration

Affidavit Cum Declaration of Mr. Paresh Pundalik Pal, son of Pundalik Santu Pal, aged 44 years, Indian national, promoter of the proposed project named "PAL PLAZA", having its office at Ground floor, Laxmi-Pal apartments, 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 that project is proposed OR have a legal title Report to the land on which the development of the proposed project is to be carried out.

(Signature)

2) That the project land is free from all encumbrance.

3) That the time period within which the project shall be completed by me from the date of registration of project; is 31/05/2026;

4) (a) For new projects: That seventy per cent of the amount realised by me for 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.

5) That the amount from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

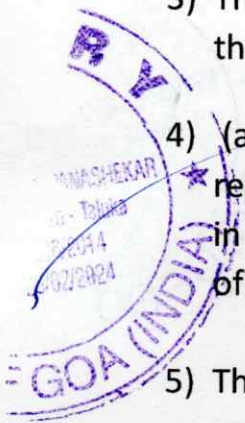
6) That I the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of account duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been 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.

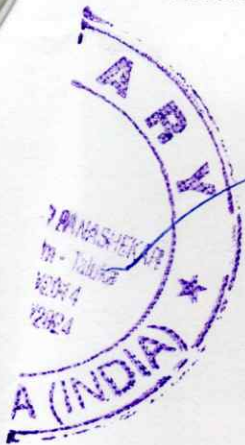
8) That I the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

9) That I the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That I 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 24th day of February 2023 at Bicholim.




Deponent

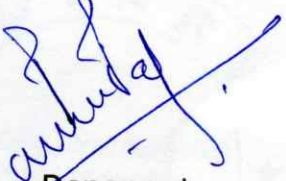
(Paresh Pundalik Pal)

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 Bicholim on this 24th day of February 2023.




Deponent

(Paresh Pundalik Pal)

अवतारित करता हूँ कि Paresh Pundalik PAI
हस्ताक्षर करने वाले Driving Lic. No. GA0420080065113




श्री. सुदीप पणसल
Notary
Bicholim Taluka State of Goa (INDIA)
Notary Reg. No. 298/10
Reg. No. 1833/AT/2023
Date 24/02/2023