



गोवा GOA

No. 768 Place of Vendor Curcholem Date of Issue 19/06/2023

627587

Value of Stamp Paper Rs. 500/- (Five hundred)

Name of Purchaser Siddhi Gaunkar

Residing at Sanvordem - Goa.


Signature of Vendor


Signature of Purchaser

MR. PASCOAL FERNANDES
CURCHOREM - GOA
Lic No.: JUD/VEN-Lic/2005/AC-1
Date: 03-11-2005



Affidavit cum Declaration



I, Varun Kudchadker son of Shantaram V Kudchadkar aged 36 Indian national, promoter of the proposed project "JMD The Junction" hereby solemnly declare, undertake and state as under:

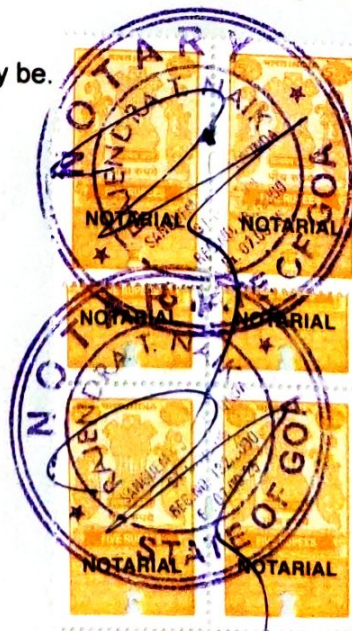
- (1) That "JMD DEVELOPERS " I have a legal title Report to the land on which the development of the project is proposed
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me from the date of registration of project; is 14-11-2025
- (4) (a) That seventy per cent of the amounts realised by "JMD DEVELOPERS " 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 "JMD DEVELOPERS " 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 "JMD DEVELOPERS " shall take all the pending approvals on time, from the competent authorities.
- (8) That "JMD DEVELOPERS " 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 "JMD DEVELOPERS " have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That "JMD DEVELOPERS " shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent



Varun Kudchadkar

For JMD DEVELOPERS



Solemnly affirmed before me by

VARUN KUDCHADKAR
Who is identified to me by **PROMOTER**

In Witness Whereof I have

this **21st** day of **June** 20**23**

Place **Cochin**

Reg. No. **3793/2023**



RAJENDRA T. NAIK
NOTARY