





गोवा GOA

675801

Manoj R. Joshi Opp. Old Secretariat
Panaji, Goa Lic No. 5/1992

Serial No. 46 Plat - of Vend Panaji, Date 08/04/2021
Value of Stamp Paper 500 -
Name of Purchaser Vivek Akhadkar
Residence Panaji
Purpose _____
Signature of Vendor 
Signature of Purchaser 



FORM 'II'

[See rule 3(6)]

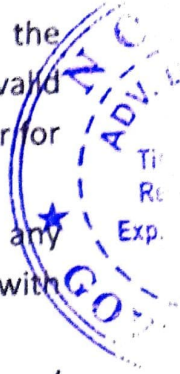
Affidavit cum Declaration

Affidavit cum Declaration of Shri. Vivek Akhadkar a Proprietor of VIVEK AKHADKAR, promoter of the project named S.K PARADISE, resident of H. No. 176, Fondvem, Ribandar - Goa 403006.



I, Shri. Vivek Akhadkar Son of Shri. Kamlakant Akhadkar, 40 years of age, Indian National, promoter of the proposed S.K PARADISE, project duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

1. That I, promoter have a legal title Report to the land on which the development of the project is proposed to be carried out and a legally valid authentication of the agreement between such owner and the promoter for development of the real estate project is enclosed herewith
2. 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 the project ; is 26th February 2021.
4. For ongoing project on the date of commencement of the Rules –
That seventy percent of the amounts to be realised herein by me / promoter for the real estate project from the allottees, from time to time, shall be deposited in a seperate 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 That the amounts from separate account shall be withdrawn in accordance with section 4(2)[1](D) read with rule 5 of the Goa Real Estate (Regulation and Development) [Registration of Real Estate Projects, Registration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 Websites] Rules 2017.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and it 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 amount collected for a 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations 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 08th day of April 2021 at Panaji.



DEPONENT

Mr. Vivek Akhadkar
Proprietor

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 Panaji on this 08th day of April 2021

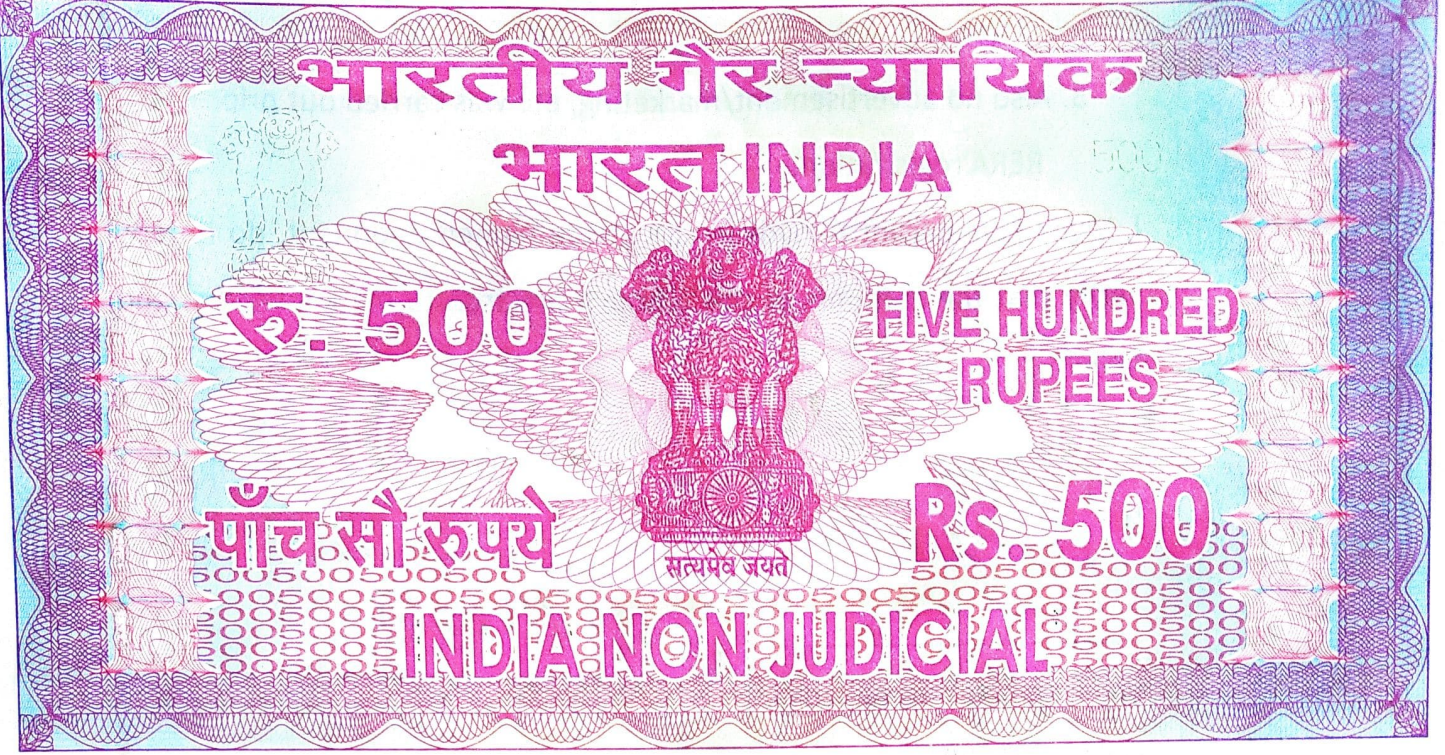
DEPONENT

Mr. Vivek Akhadkar
Proprietor



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Vivek R. Akhadkar
Sl. No. 176, Fordvem, Ribandar, GOA
REG. NO. 1682/21 dated 8/04/2021

Adv. G. SHET
Notary Public
C/o. Deep Stationer's,
Magnum Centre, Panaji - Goa



गोवा GOA

675348



Serial No. 44 Place of Vend Panaji, Date 08/04/2021
Value of Stamp Paper 500 -
Name of Purchaser VIVEK A KHADKAR
Residence Panaji
Parents
AFFIDAVIT
Additional affidavit for Bank financed/Institution Financed projects applicable for all New projects/under construction/completed project as per section 3 of Act
Sign of Purchaser

I, VIVEK KAMALAKANT AKHADKAR, son of late Kamalakant K. Akhadkar, aged 41 years, Indian national and resident of Smiling Colony, Fondvem, Ribander – Goa, do solemnly affirm and state as under:

1. I state that, I have constructed a real estate project S. K Paradise, at Ella, Old- Goa.
2. I state that, the project shall be / is completed through Bank financed/Institution Financed as mentioned in online form and no Booking/sale /offer for sale etc. was carried out prior to the completion of the project.

3. Also no advertisement/marketing, etc was carried out prior to the RERA registration.

I, Vivek Kamalakant Akhadkar, the above named deponent, do hereby verify that the contents of this affidavit are true to my knowledge and belief.



Vivek Kamalakant Akhadkar

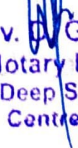
Date: 08.04.2021

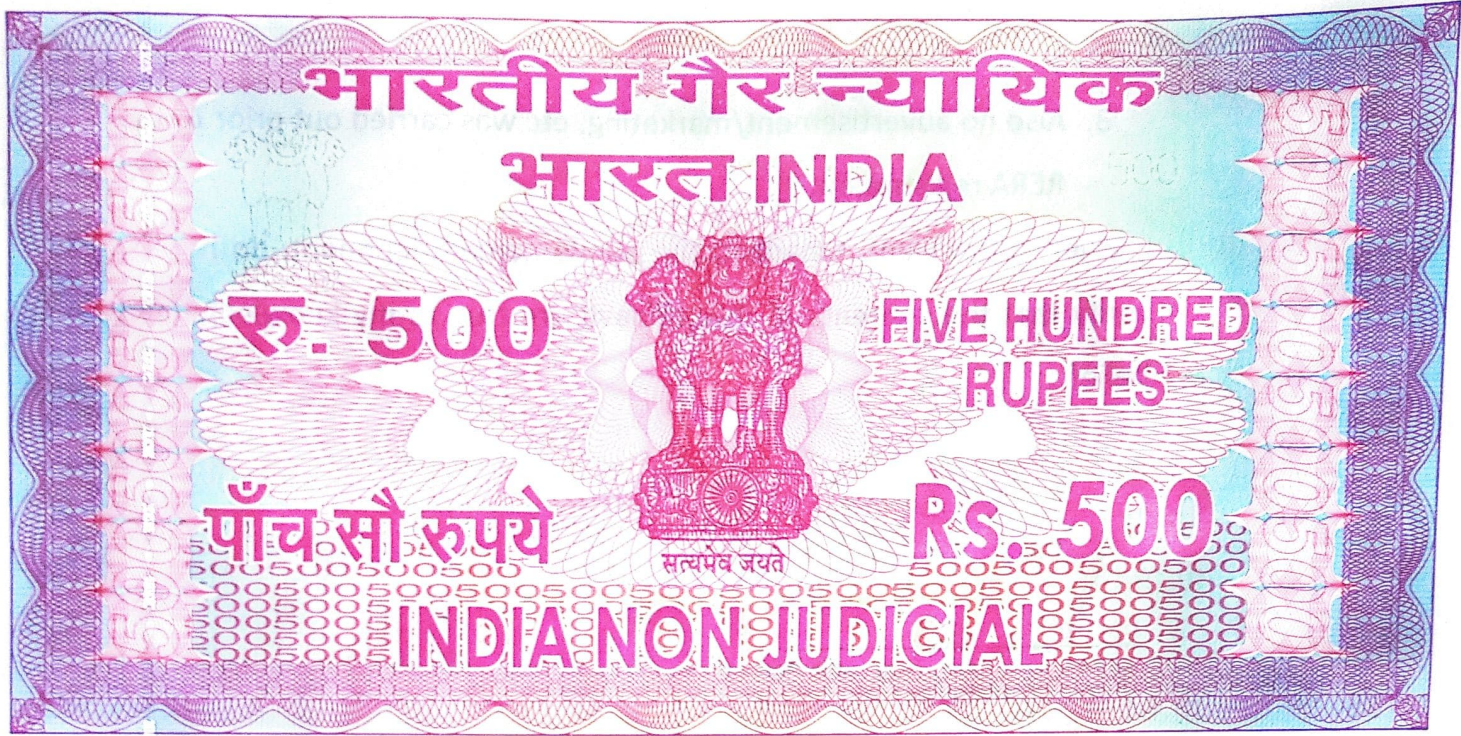
Panaji - Goa

Voters ID No. SMV 0231407



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Vivek Akhadkar
No. H. No. 176, Fandvem, Ribandar, Goa
REG. NO. 1684/21 dated 08/04/2021


Adv. D. G. SHET
Notary Public
C/o. Deep Stationer's,
Magnum Centre, Panaji - Goa



गोवा GOA

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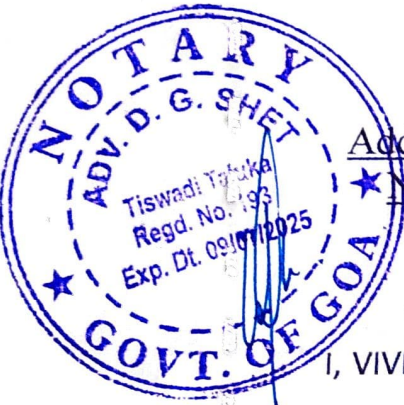
Series No. 45 Place of Vend. Paper, Date 08/04/2021
Value of Stamp Paper 500-
Name of Purchaser Vivek Akhadkar
Residence Panaji
Purpose: AFFIDAVIT
Signature of Vendor: [Signature]

Additional affidavit for self financed projects applicable for all
New projects/under construction/completed project as per
section 3 of Act

I, VIVEK KAMALAKANT AKHADKAR, son of late Kamalakant K. Akhadkar, aged 41 years, Indian national and resident of Smiling Colony, Fondvem, Ribander – Goa, do solemnly affirm and state as under:

1. I state that, I have constructed a real estate project S. K Paradise, at Ella, Old- Goa.
2. I state that, the project shall be / is completed through self financing as mentioned in online form and no Booking/sale /offer for sale etc. was carried out prior to the completion of the project.

[Signature]



3. Also no advertisement/marketing, etc was carried out prior to the RERA registration.

I, Vivek Kamalakant Akhadkar, the above named deponent, do hereby verify that the contents of this affidavit are true to my knowledge and belief.



Vivek Kamalakant Akhadkar

Date: 08.04.2021

Panaji - Goa



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Vivek Akhadkar
Pl. H. No. 176, Fardem, Ribandor - Goa - 403006
REG. NO. 168324 Dated 08/04/2021

Adv. D. G. SHET
Notary Public
C/o. Deep Stationer's,
Magnum Centre, Panaji - Goa.