

गोवा GOA

481633



Sr. No. 2029 Place of vend MAPUSA. Date 7/2/2017

Value of stamp paper 500

Name of Purchaser Kiran A Dabholkar

Residing at Panjim son / wife of Anand Dabholkar

As there is no one single stamp paper for the value of Rs. 500 additional stamp papers for the completion of the value is attached alongwith.

Purpose _____

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

Transacting Parties
Signature of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR.KIRANKUMAR DABHOLKAR, partner of M/s. S.V. DEVELOPERS promoter of the proposed project named SHREE VASTU GARDEN duly authorized by the promoter of the proposed project, vide its/his/their authorization No.1 dated 07.02.2019

I, SHRI KIRANKUMAR DABHOLKAR, son of Shri.Anand Dabholkar, age 45 - years, Indian National, partner of M/s.S.V.DEVELOPERS 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 a legal title report to the land on which the development of the 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.

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 is 31.03.2022.

4. (a) For new project: That seventy per cent of the amounts realized 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 on going project on the date of commencement of the rules.

(i) that the seventy per cent of the amount to be realized hereinafter by me/promoter for the Real Estate Project from the Allottees, from time to time shall be deposited in a separate account 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) the entire amount to be realized 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.



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, Registration of Real Estate agents, rates of interests and disclosures on websites) rule 2017.

6. That I / 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 chartered accountant and it shall be verified during the audit that the amounts 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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/Promoter have / has 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 7th day of February, 2019 at Mapusa-Goa



Mr. Kirankumar Dabholkar

Deponent

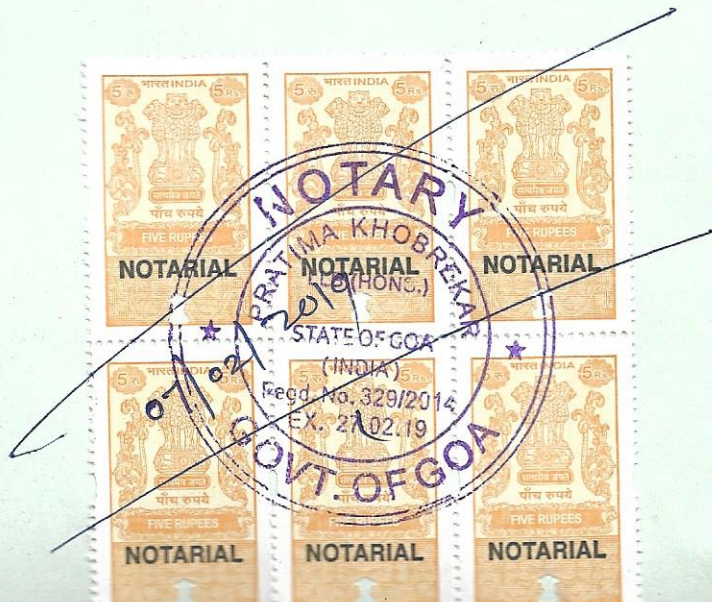
Verification

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 Mapusa-Goa on this 7th day of February, 2019

Mr. Kirankumar Dabholkar

Deponent



verified
Solemnly affirmed before me by the
Deponent/s who has been identified
Before me by _____
Known by me personally
at Mapusa on 07/02/2019

07/02/2019
PRATIKSHA KHOBEEKAR
LL.B(HONS)
NOTARY
STATE OF GOA

Reg. No. 119/2019