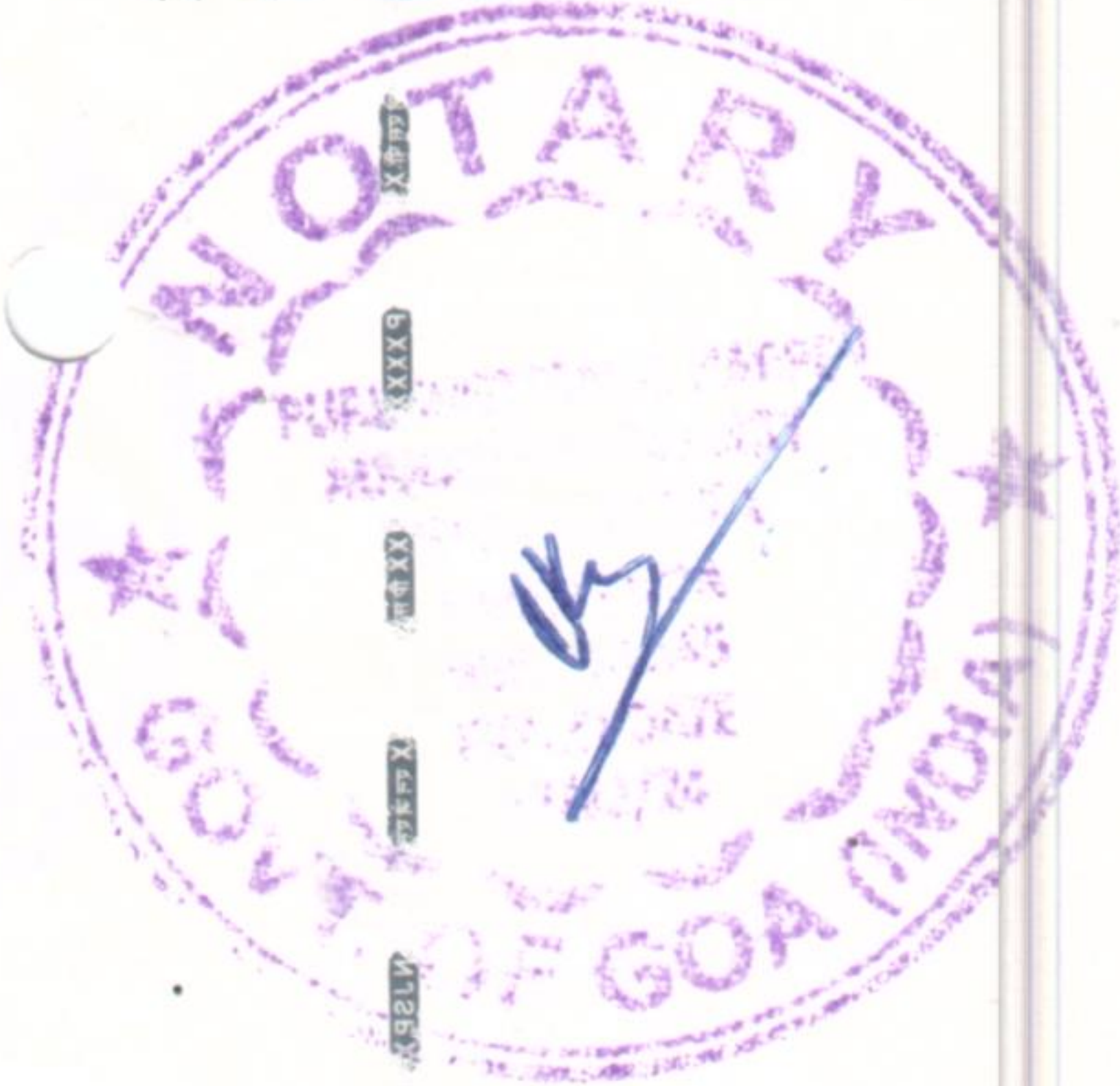




गोवा GOA



Serial No. 2339 Place of Vendor: Panaji Date 4/8/19
Value of Stamp Paper 500
Name of Purchaser S. M. Homes
Residence Don't Know Name of Father _____
Purpose _____ Transacting Parties: _____

506741

Sign of Stamp Vendor
Mangala N. Karapurkar
License No. ACISTP/VEN/747/90

Sign of Purchaser
Bindu Jalan

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MRS. BINDU JALAN**, sole Proprietress of **S.M. HOMES**, the Promoter of the proposed project named '**Raghavan Green Valley**' BJ

I, **MRS. BINDU JALAN**, wife of Mr. Prakash Jalan, aged 51 years, married, Indian National, residing at B-33, F1/S1, Milroc Ribandar Retreat, Ribandar, Goa, the Promoter of the proposed project '**Raghavan Green Valley**' BJ does hereby solemnly declare, undertake and state as under:

Bindu Jalan

1. That the Promoter is the owner and has a legal title Report to the land on which the development of the project is proposed.
2. That the said project land is free from all encumbrances.
3. That the time period within which the project on the schedule land shall be completed by the Promoter from the date of registration of Project is 01/09/2024.
4. (a) For New Projects: That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a following 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 That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Bindu Jalan

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 this 20th day of August, 2019.

Bindu Jalan

Deponent
Mrs. Bindu Jalan

(Promoter/Sole Proprietress)

S.M. Homes



Verification

The contents of my above all the paragraphs in the Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Panaji, Goa, on this 20th day of August, 2019.

Bindu Jalan

Deponent
Mrs. Bindu Jalan

(Promoter/Sole Proprietress)

S.M. Homes



Solemnly affirmed before me by
Shri/Smt. *Bindu Jalan*
who has been identified by *Pan card no.*
ACUP5899A
whom I personally know.
Reg. No. *391*... Date *20/08/19*

PK

PURUSHOTTAM R. KARPE
NOTARY FOR TISWADI TALUKA
STATE OF GOA (INDIA)

Reg. No. 345