



गोवा GOA

DATE 17/4/19 SR. No. 361 VALUE 500

199757

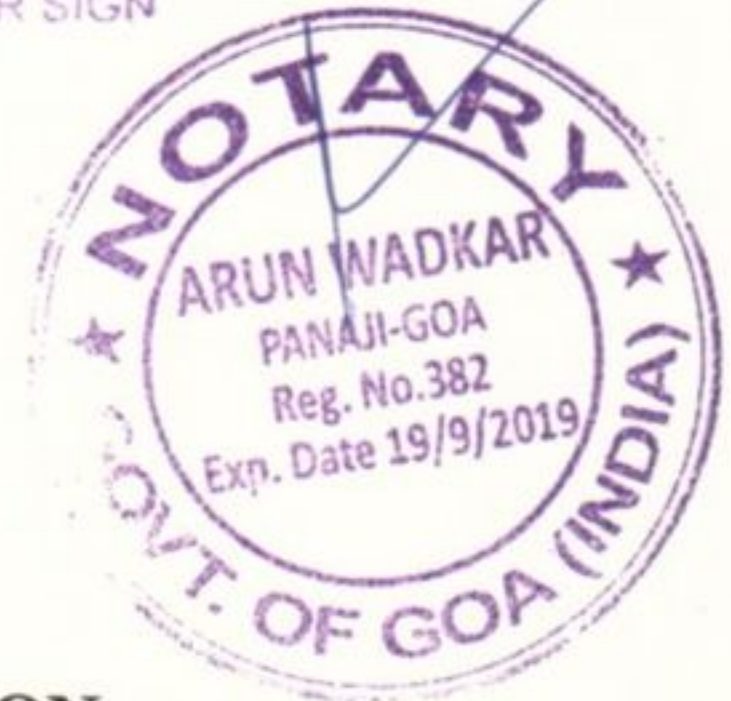
NAME OF PURCHASER D.S. Contractors Pvt Ltd

RESIDENT OF Panaaji PURPOSE

PLACE OF VENDOR, PANAJI

VENDOR SIGN.
CHANDRAKANT PATIL
Lic. No./AC/STP/VEN/LIC/23/2004

PURCHASER SIGN



AFFIDAVIT CUM DECLARATION

Contd.2/-



Affidavit cum Declaration of **Mr. Ramesh Pandurang Kotkar**, duly authorized by the promoter **D S Contractors Pvt Ltd** of the proposed project named **D S Greens Phase II** vide its authorization letter dated 15th February 2019:

I, **Mr. Ramesh Pandurang Kotkar** son of Shri Pandurang Kotkar, aged 47, Indian national, 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 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.
- 3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31st January 2020.
- 4) 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.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Contd.3/-



- 7) That I/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 I/the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

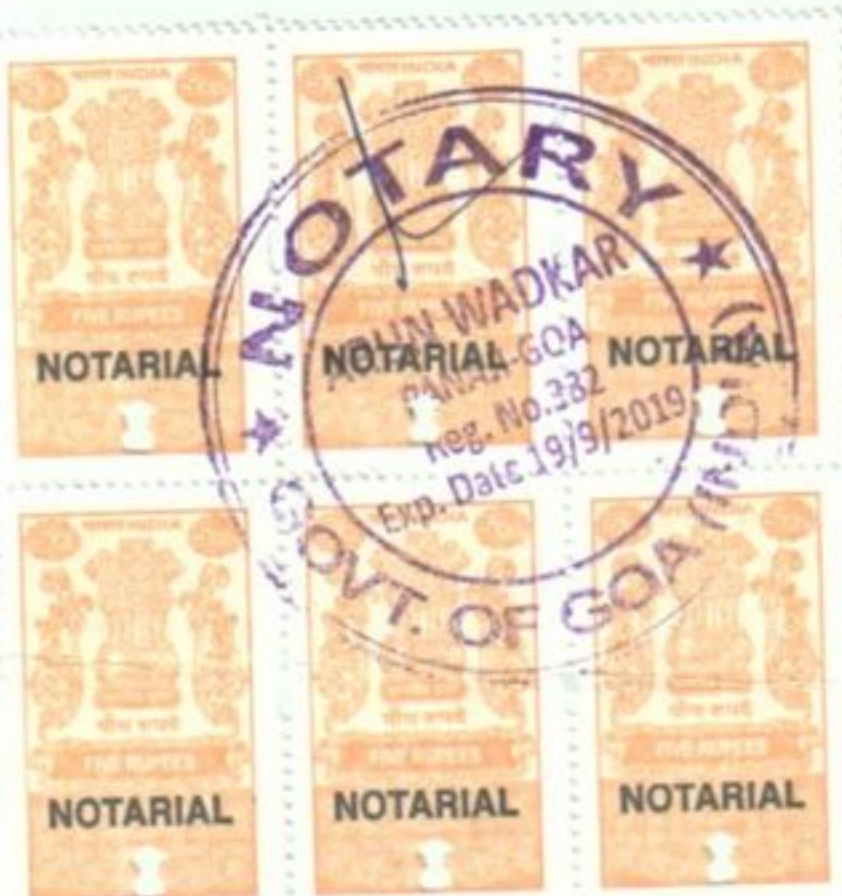
Solemnly affirmed on the 27th Day of April 2019 at Panaji-Goa

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 Panaji Goa on this 27th day of April 2019



SOLEMNLY AFFIRMED AND VERIFIED
 BEFORE / ME BY Ramesh P. Kotkar
 WHO IS IDENTIFIED BEFORE / ME
 BY Ashwini
 WHOM I KNOW
 SERIAL No. 29858 DATED 29/4/19

Deponent

ARUN WADKAR
 NOTARY AT TISWADI TALUKA
 STATE OF GOA-INDIA
 REG. No. 382/14
 DATED 19/9/2014