



Affidavit cum Declaration



Affidavit cum Declaration of Mr. **Atul Sharma**, duly authorized by the promoter of the proposed project named "Passions de Goa", vide its board resolution and authorized letter dt. 12<sup>th</sup> Jan 2018;

I, Sh. Atul Sharma son of Mr. Shri Kant Sharma aged 46, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter has 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 promoter from the date of registration of project; is 31- 03 - 2020;

(4) (a) For new projects: That seventy per cent of the amounts realised 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 ongoing project on the date of commencement of the Rules.

(i) That seventy per cent of the amounts to be realised hereinafter by 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.

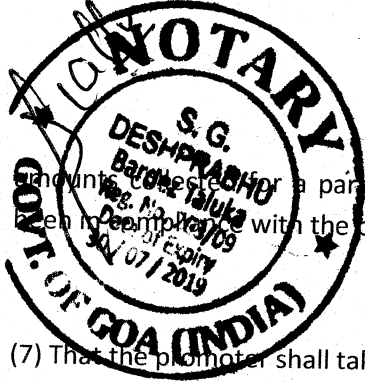
OR

(ii) That entire amounts to be realised 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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

*Atul Sharma*



amounts invested in a particular project have been utilized for the project and the withdrawal has been made in accordance 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.

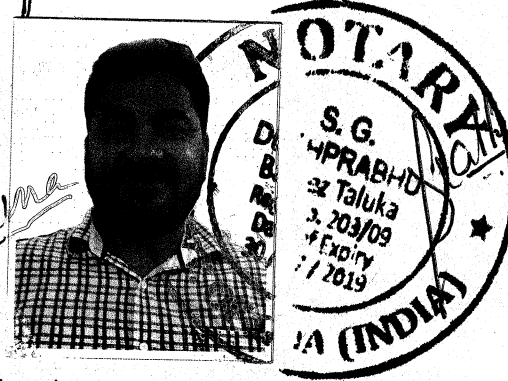
(8) That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(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 20<sup>th</sup> day of Feb 20 18 at Mapusa, Goa

Deshpabhu  
Deponent



Deshpabhu

Verification

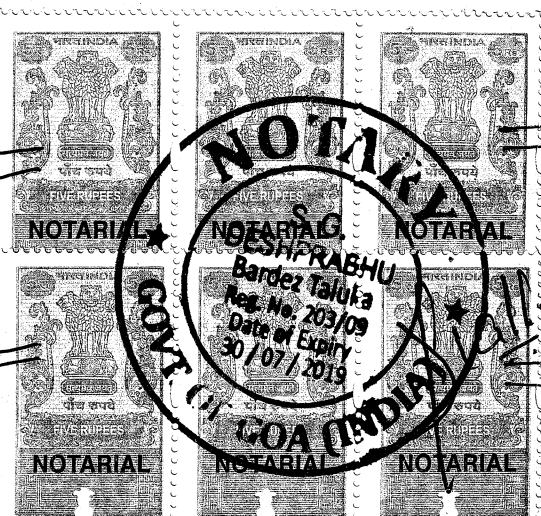
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mapusa Goa on this 20<sup>th</sup> day of Feb 20 18

Deshpabhu  
Deponent

Identified by:  
Aadhaar Card No.  
8709 2918 0791

S. G. Deshpabhu  
B.A.L.L.B.  
Advocate & Notary Public  
Mapusa-Goa.



BEFORE ME  
AT MAPUSA-GOA ON 20.08.2018  
S. G. Deshpabhu  
B.A.L.L.B.  
Advocate & Notary Public  
Mapusa-Goa  
Reg. No. 203  
Regn No 847/2018