



487881

19/4/18

2565

General Place of Vendor Party

Value of Stamp Paper

Name of Purchaser

Residence

Purpose

Transacting Parties:

Sunil Morajkar

Sign of Vendor

Mangala N. Karapurkar

License No AC/STP/VEN/747/99

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil G. Morajkar promoter of the project named "Vaastu Ribandar Foothills Block 2 and Block 1-A".

I, Shri. Sunil Morajkar, son of Late Shri. Gajanan Morajkar, aged 54 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land 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 30/03/2020;

For ongoing project on the date of commencement of the Rules—

i) That seventy per cent of the 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.

(ii) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(iii) 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(iv) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(v) That I/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.

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

(vii) 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 19th day of April, 2018 at Panaji-Goa.


Deponent

