



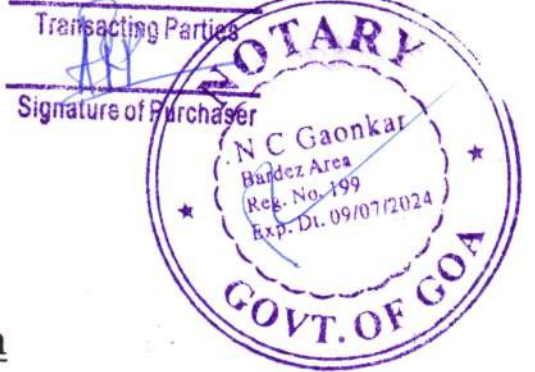
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658542

Serial No. 27059 Place of vend MAPUSA Date 28/02/2022  
Value of Stamp Paper 500  
Name of Purchaser A. Jankar  
Residence at Mepusa Son/Wife of P. Jankar  
As there is no single stamp paper for the value  
Value of Rs. \_\_\_\_\_ Additional stamp papers for the  
Completion of the Value is attached along with.

Purpose \_\_\_\_\_

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



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amar. R. Prabhu  
Parrikar Proprietor in Parrikar Constructions duly  
authorized by the promoter of the proposed project  
named "Netravalkar Business Bay", vides its/his/their  
authorization no. N.A. dated 28<sup>th</sup> February 2022;

For M/s. PARRIKAR CONSTRUCTIONS

Proprietor



I, Mr. Amar. R. Prabhu Parrikar son of Mr. Raghunath Prabhu Parrikar aged 54 Years, Indian National Proprietor in Parrikar Constructions, 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

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 31/12/2026

(4) (a) For new projects: That seventy percent 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 ongoing project on the date of commencement of the Rules —

For M/s. PARRIKAR CONSTRUCTIONS  
  
Proprietor

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(i) That seventy percent of the amounts to be realized herein after 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)(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 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.

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

(8) That I, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of

For M/s. PARIKAR CONSTRUCTIONS

Proprietor.



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 have 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 28<sup>th</sup> February 2022

For M/s. PARRIKAR CONSTRUCTIONS



Proprietor

**Mr. Amar. R. Prabhu Parrikar**

Deponent

### Verification

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

Verified by me on 28<sup>th</sup> February 2022

For M/s. PARRIKAR CONSTRUCTIONS

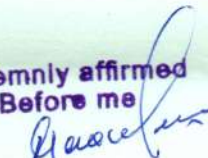


Proprietor

**Mr. Amar. R. Prabhu Parrikar**

Deponent

Solemnly affirmed  
Before me

  
N.C. Gaonkar  
Advocate & Notary  
Mapusa Bardez - Goa  
Sr. No. 4783/22



28 FEB 2022