



गोवा GOA

379406



Sr no. 3714 Piece of and MAPUSA Date 4/5/2018  
 Value of stamp paper ₹ 500  
 Name of Purchaser Rahul S. Patkar  
 Residential Akkai son of S. Patkar  
 There is no one single stamp paper for the  
 value of RS. 500 and hence stamp  
 papers for the completion of the value is  
 attached alongwith.  
 Purpose \_\_\_\_\_  
 Signature of vendor \_\_\_\_\_  
 Signature of purchaser \_\_\_\_\_  
 Transacting Parties  
R&Palkar

## AFFIDAVIT CUM DECLARATION

...2/-

R&Palkar



Affidavit cum Declaration of **M/S. R SQUARE**, duly represented herein by its Partner, **MR. RAHUL SAINATH PATKAR**, promoter of the project named "**GREEN OASIS**", I, **MR. RAHUL SAINATH PATKAR**, Son of Sainath Patkar, 30 years of age, married, business, Indian National, having PAN Card bearing no. **AYKPP0106C**, resident of Flat No. G, Ground Floor, Hill Crown Apartments, Altinho, Mapusa, Bardez – Goa, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

have/has 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 agreement between such owner and promoter for development of Real Estate Project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

*RAHUL PATKAR*

3. That the time period within which project shall be completed by me/ promoter from the date of Registration of Project is **30<sup>th</sup> September 2020.**

4. (a) For new projects: That seventy per cent of the amounts realised by me/promoter for Real estate project from 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 date of commencement of the Rules\_\_

(i) That seventy per cent of amounts to be realized hereinafter by me/ promoter for real estate project from 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 realized hereinafter by me/ promoter for the Real Estate Project from 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 estimated cost of completion of the project.



*RSP*

5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1)(D) read with rule 5 of 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 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 audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That I / 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 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 / has furnished such other documents as have been prescribed by rules and regulations made under the Act.
10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



*R. Palkar*

Solemnly affirmed on 4<sup>th</sup> day of July 2018 at Mapusa,  
Bardez – Goa.



*Raj Patkar*

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 Mapusa, Bardez – Goa, on this 4<sup>th</sup> day of July 2018.

*Raj Patkar*

DEPONENT



SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY Mr. Rahul Saimath Patkar

WHO IS IDENTIFIED BEFORE ME BY

Driving License No. GA03 20090123437

WHOM I PERSONALLY KNOWN

REG No. 1711/18 DATED 04/07/2018

*V. K. Harmalkar*

**VIKESH K. HARMALKAR**  
NOTARY AT MAPUSA BARDEZ GOA  
STATE OF GOA - INDIA

INDIAN UNION DRIVING LICENCE  
GOA STATE  
FORM-7

Number: GA03.20090123457  
Name: RAHUL S PATKAR  
S/D/W/O: SAMATH PATKAR  
Address: G-BLOCK HILL CROWN APTS  
AL TINHO MARUSA BARDEZ GOA

Issued on: 16-09-2009  
DoB: 19-12-1985 BG

Vehicle Class: LMV/GV MCWG  
Date of Issue: 16-09-2009 16-09-2009

Valid till (Transport): 29-09-2019  
Valid till (Non-Transport): 16-09-2023

Signature: [Signature]  
Issuing Authority: [Signature]

RAHUL S PATKAR  
GOA (INDIA)  
Date: 19

RAHUL S PATKAR

AFIDAVIT WITH DECLARATION