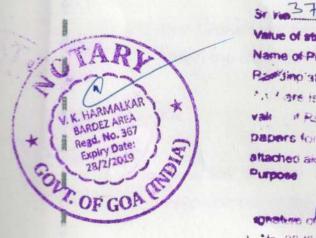


गोवा GOA

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AFFIDAVIT CUM DECLARATION

...2/-





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:

 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.



- That the time period within which project shall be completed by me/ promoter from the date of Registration of Project is 30th 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.



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.
- 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.



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

State!

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^{th} day of July 2018.

Bate?

DEPONENT



RMALKAR DEZ AREA J. No. 367 IRY DATE:

GOA

BEFORE ME BY Mr. Rahul Sainath Patker WHO IS IDENTIFIED BEFORE ME BY Mining License No. GAO3 20090123437 WHOM I PERSONALLY KNOWN REG No. 1711/18 DATED 04/07/2018

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



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D. 367 Date: 9 VOA (Trad)

AFFINAVIT CUM DECLARATION