

गोवा GOA

Serial No. 5114124 Place of Vending Vasco Date of Sale 04 AUG 2020 615327
Vendor's Name Apurva A. Shet Address Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500 (Rupees five Hundred only)
Name of Purchaser: Bhupesh R. Rane
R/O: Mungar Name of Father R. Rane
Purpose: Aff. cum Declaration Transacting Parties
As there is no one single Paper for the value of Rs.
Addition: Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser



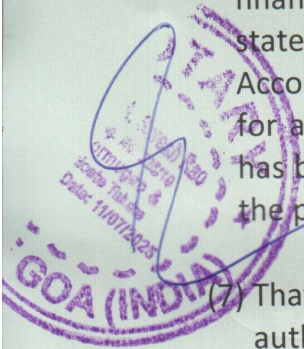
FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bhupesh R. Rane promoter of the project named "Reve". I, Shri. Bhupesh R. Rane son of Shri. Ramesh V. Rane aged 44 years, Indian national, promoter of the proposed project 'Reve' at Chicolna do hereby solemnly declare, undertake and state as under:

(Handwritten signature)

- (1) That I have 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 me from the date of registration of project; is 31/05/2021;
- (4) (a) For ongoing project on the date of commencement of the Rules—
 - (i) That seventy per cent of the amounts to be realized hereinafter by me 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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 shall take all the pending approvals on time, from the competent authorities.
- (8) That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Handwritten signature]

Solemnly affirmed on 05th day of August 2020 at Vasco da Gama.



Mr. Bhupesh R. Rane
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 Vasco Da Gama on this 05th day of August 2020.



Mr. Bhupesh R. Rane
Deponent



EXECUTED BEFORE ME

BY Mr. Bhupesh R. Rane
known to me

WHICH I ATTEST

05/07/2020
05/07/2020
A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor,
Chase Chambers
Vasco-da-Gama, Goa-403802

Reg. Ser. No. 2929/2020

Date. 05/7/2020