



गोवा GOA

Vender's Place: Margao, Serial No. 12879

B 941100

Stamp Paper Value: ₹ 100 Date: 04 JUL 2025

Purchaser's Name : _____

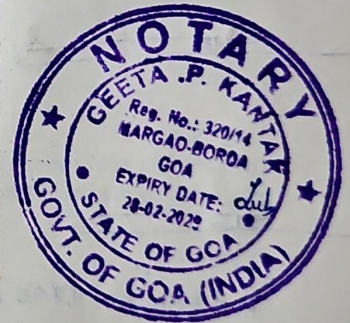
Father's Name: _____ Residence: _____

Purpose: _____ Transacting Parties: _____

As there is no one single paper for the Value of ₹ _____

additional stamp paper for the completion of the value are attached along with.

Stamp Vender's Signature *Spinal* Purchaser's Signature _____



Affidavit cum Declaration

I, Sandip Rohidas Adpaikar, Age 53 Residing At h.no 110, malbhat, margao, goa. near apollo hospital, goa promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed. And have 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 said land is free from all encumbrances.

[Signature]

3. That the time period within which the project shall be completed by us/promoter is 20.04.2028
4. That seventy per cent of the amounts realised by us/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 That the amounts from the separate account, shall be withdrawn to cover the cost of the project, shall be withdrawn with accordance with section 4(2)(1)rule 5 of Goa Real Estate Regulatory Act .
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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, the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under sub section (2) of the section 4 of the act and under rule 3 of the said rules within seven days of the said changes occurring.
9. That we have furnished such other documents as have been prescribed by the 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, on any grounds.

[Signature]
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 at Mangao on this 08-07-2025

[Signature]
Deponent.

Aadharn 9790 8574 9885



Solemnly affirmed before me by
Shri/Smt.....
Who is identified before me by
Shri/Smt.....
Who is personally known to me
on this...08...day of...07...2025

[Signature]

GEETA P. KANTAK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No.: 328/14
DATE: 08-07-2025

