



DATE 4/1/23 SR. No. 5633 VALUE Rs. 500 **754605**  
NAME OF PURCHASER Deveshri Nirman LLP  
RESIDENT OF Tarapur PURPOSE .....  
PLACE OF VENDOR, PANAJI  
VENDOR SIGN CHANDRAKANT PATIL PURCHASER SIGN Deveshri  
Lic. No. AC/STP/VEN/LIC/23/2004

### AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of SHRI DATTAPRASAD PRABHKAR PRIOLKAR, son of Shri Prabhakar Priolkar, aged 52 years, married, service, having Permanent Account No. ....., Indian National, residing at B-301, CD Diva, Gogol, Margao, Goa,

Deveshri



General Manager (Operations) of M/s Devashri Nirman Limited Liability Partnership duly authorised by the Promoter of the proposed project named, The Janata Co-operative Housing Society Limited, project by Devashri vide Power of Attorney 10.11.2017 executed before the Notary, Smt. Kishori Fugro at Panaji Goa vide Registration No. 1864 dated 14.12.2017 do hereby solemnly declare, undertake and states as under:-



1. That I the aforesaid Promoter M/s Devashri Nirman Limited Liability Partnership has legal title to land on which Re-development of project is proposed and a legal valid authentication of title of such land along with an authenticated copy of the agreement between such land owner and the Promoter for development of 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 the Promoter from the date of registration of the project is 28.12.2025.

4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account shall be withdrawn in accordance with Section 4 (2) (I) (D) read with Rule 5 of the Goa Real Estate (Regulation and Development) ( Registration of Real Estate Projects,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 the Promoter shall get the accounts audited within six months after the end of every financial year by a practising chartered accountant, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

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

8. That 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 the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any Apartment as the case may be on any grounds.

Solemnly affirmed on this 04<sup>th</sup> day of January of the year two Thousand Twenty Three at Panaji, Goa.

BEFORE ME

SHRI FRANCIS D'SOUZA  
NOTARY FOR TISWADI TALUKA  
STATE OF GOA (INDIA)

DEPONENT

SHRI DATTAPRASAD PRABHKAR PRIOLKAR  
General Manager ( Operations)  
Devashri Nirman Limited Liability Partnership