

गोवा GOA

No. 3312 Date of Issue 10/11/19
Value of Stamp Paper Rs. 50
Name of Purchaser Gov. Sonali Tushar Ogale
Residing at Kudehad -

B 611703

Signature of the Purchaser

Signature of the Vendor
Suhas K. Kunde

Machine No.-1, Dt. 14/10/2019
QUEPEM



AFFIDAVIT CUM DECLARATION



Affidavit cum declaration of M/S Margao Estate and Developers, a registered partnership firm, registered under Indian Partnership Act 1932, Having its registered office at Flat No FF-2, Dattadham, Cariamoddi, Curchorem, South Goa, Goa, represented by its partners i) MRS. SONALI SURESH WALVE alias SONALI TUSHAR OGALE, D/o Suresh Walve, Resident of Flat No. FF2, Dattadham, 1st floor, Cariamoddi, Near Football Ground, Curchorem, Quepem, South Goa, Goa-403706, ii) MRS. SNEHA RATIL KAVLEKAR, w/o Ratil Gurudas Kavlekar, resident of H. No. 522, Pongirwal, Curchorem, South Goa, Goa 403706 and iii) MR. RAMA SHETH DESSAI, S/o Govind Sheth Dessai, r/o H. No. 1514, Culwadda, Cuncolim, Salcete, South Goa, Goa, 403703, partners of the project, do hereby solemnly, undertake and state as under:

1. That M/S Margao Estate and Developers have legal title to the the land/property bearing S.no. 12/3-A of Nuvem village Salcete Taluka, Goa on which the development of the project known as Sky View Villa is proposed.

That the said land is free of all encumbrances.

That the time period within which the project shall be completed by M/S Margao Estate and Developers is 31/12/2021.


4. that the seventy percent of the amount realised by M/S Margao Estate and Developers 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of the completion of the project.
7. That M/S Margao Estate and Developers shall get the accounts audited within six months after end of every financial year by a charter accountant in practice, and shall produce statement of account duly certified and signed by such charter 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.
8. That the M/S Margao Estate and Developers shall take all pending approvals on time, from the competent authorities.
9. That M/S Margao Estate and Developers have furnished such other documents as have been prescribed by the rules and regulations made under the Act.




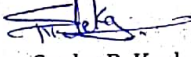
[Handwritten signatures of the partners: S. Suresh Walve, S. Sneha Ratil Kavlekar, and M. Rama Sheth Dessai]

10. That M/S Margao Estate and Developers 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.

Deponent


Mrs. Sonali T. Ogale
Partner

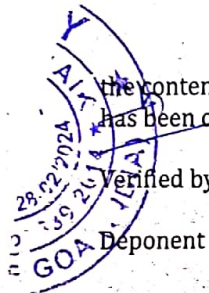

Mr. Rama Sheth Dessai
Partner

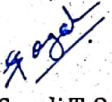

Mrs. Sneha R. Kavlekar
Partner

Verification

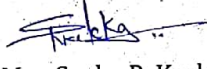
the contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by us thereforom.

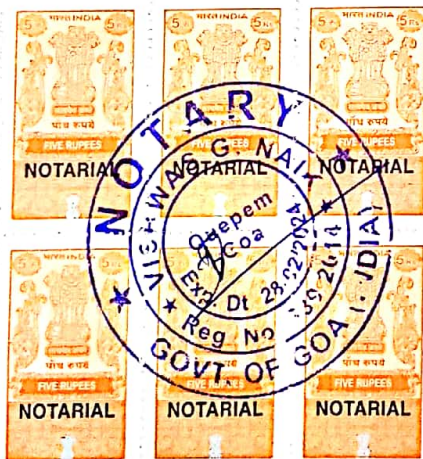
Verified by us at Curchorem on 12th day of November 2019.



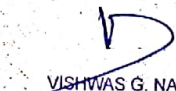

Mrs. Sonali T. Ogale
Partner


Mr. Rama Sheth Dessai
Partner


Mrs. Sneha R. Kavlekar
Partner



Solemnly affirmed and executed before me at
Curcholem this 12th day
of November-2019
Reg. No 1076/19


VISHWAS G. NAIK
NOTARY
CURCHOREM - GOA