



गोवा GOA

Date 28/1/18 Serial No 2184  
Discp. of Stamps 100 Value 100  
Name of P. Prakash  
Residence Prakash  
S. of Purchaser Prakash  
Vendor Prakash G. Gad, Panaji, Goa  
LIC No. 109 old - 18/2/2010 28/1/18

752383




### AFFIDAVIT

Affidavit cum Declaration of Mr. Prakash Jalan, Promoter of the proposed project named DR. RAM MANOHAR LOHIA BHAWAN, vide authorized by the Promoter of the proposed project vide its authorization dated 13/01/2018.

I, Mr. Prakash Jalan, son of Mr. Surajmal Jalan, 51 years, married, Indian National, resident of B-33, F1/S1, Milroc Ribandar Retreat, Ribandar, Goa, authorized by Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

Prakash



- 
- 1) That the Promoter have a legal title report to land on which development of the project is proposed.

and

a legally valid authentication of title of such land alongwith an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

- 2) That the said project land is free from all encumbrances.
- 3) That the time period within which project shall be completed by Promoter from the date of registration of project is 31<sup>st</sup> December 2020.
- 4) (a) For New projects:- That seventy per cent of the amounts realized for the real estate project from the allottees, from time to time, shall be deposited in 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 the date of commencement of the Rules:-

(i) That seventy percent of the amounts to be realized hereinafter by 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.

OR

(ii) that entire amounts to be realized hereinafter by 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

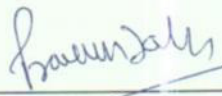
- 5) That the amounts from the separate account, shall be withdrawn in accordance with section 4(2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017.
- 6) That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing 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 utilized 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.

*Baum 2011*



- 8) That the Promoter shall inform the Authority regarding all the changed that have 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 prepared 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, Plot or Building as the case may be.

Solemnly affirmed on this 15<sup>th</sup> day of May of the year 2018.

  
Shri. Prakash Jalan  
Deponent

#### VERIFICATION

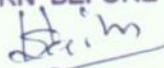
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji Goa on this 15<sup>th</sup> day of May 2018.

  
Deponent

I hereby attest the signature/L.H.T.I.  
of Shri /Smt./Miss. Prakash  
Jalan No B-33, Fls 1,  
Milroa Ribandar, Goa,  
who has been identified before me  
by Aadhaar card No.  
765770250358  
.....who is personally known to me  
registered under No. 15093 dr 145/1e

SWORN BEFORE ME



SMT. AMINA SHAIKH alias PHADTE  
NOTARY FOR TISWADI TALUKA  
STATE OF GOA (INDIA)

