



गोवा GOA

Date 5/5/18 Sr. No. 113 Issue Rs. 500
Name of Purchaser Ashwin Chandiock
Resident of Calagut
Place of Vendor Panaji
Licence No AC/STP/VEN/102/2003

483200

Sign of Vendor

Sign of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ashwin Chandiock, a Partner in M/s Walker Estate LLP, promoters of the ongoing project named 'The Walker Estate' duly authorized by the promoters of the proposed project, vide their authorization No. NIL dated 16th February 2018:

I, Ashwin Chandiock son of Mr. Vinod Chander Chandiock aged 40 years, Indian National, duly authorized by the promoters of the ongoing project do hereby solemnly declare, undertake and state as under:

Ashwin Chandiock

1. That M/s AA Walker have legal title Report to the land on which the development of the ongoing project is being carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the 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 promoters from the date of registration of project; is 25/12/2018.
4. That seventy per cent of the amounts to be realised hereinafter by promoters 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 Promoters 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 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 Promoters 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 section 4 of the Act and under rule 3 of the said Rules, within Seven days of the said changes occurring.



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9. That the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoters 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 th19 day of May, 2018 at Goa.

Abhanded

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 Mapusa, Goa on this 19th day of May 2018.

Abhanded

Deponent



De
I Subscribed By
MR. Rajiv Nair

Solemnly affirmed before me
..... Ashwin Chandiok
who has been identified by Mr.
/ Advocate Rajiv Nair
/ known to me personally, Mapusa
Dt. 19-05-2018

D. S. PETKAR
D. S. PETKAR
Notary Public
Sr. No. 7078/2018

