



गोवा GOA

Serial No 8131 place of St. Vennd Mapusa Date

4/12/2022
658353

Value of Stamp paper 500

Name of Purchaser MAYESH NARVEICAR

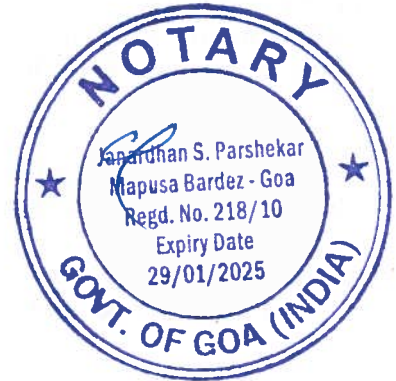
Residence at MAPUSA Son of DATTARAM

Signature of Vendor NB Signature of Purchaser

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

Affidavit cum Declaration

Mawdcar



Affidavit cum Declaration of **M/s. M S Developers** a Partnership firm, through its Partner **Mr. Mahesh Dattaram Narvekar**, promoter of the project named "**Assonora Garden**".

I, **Mr. Mahesh Dattaram Narvekar**, Age **47** years, Adult, Occupation Business, residing at B&F Magnolia Co-Operative Housing Society, Flat No 1, Duler, Block C, Mapusa, Goa 403507, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title report to the land on which the development of the project is proposed
OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out AND a 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 project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **30/06/2024**.

(4) That seventy per cent of the amounts realised by me/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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I/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 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 I/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/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 I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.


Mahesh Narvekar



(10) That I/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 Dated 04/02/2022

(Signature)
Deponent

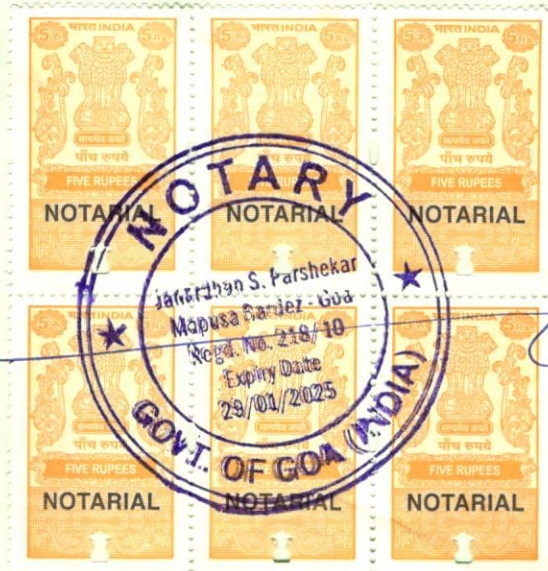
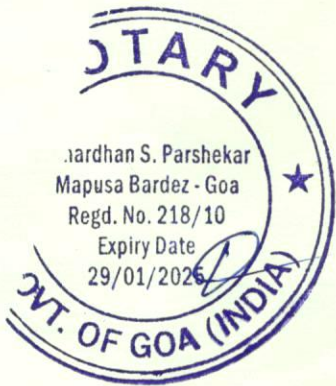
Verification

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 Mapusa on Dated 04/02/2022

(Signature)
Deponent

(Signature)



DECLARATION AFFIRMED AND VERIFIED
BEFORE ME BY Mahesh D. D. D. D. D.
WHO IS IDENTIFIED BEFORE ME BY
[REDACTED]
WHOM I PERSONALLY KNOW
REGD. NO. 207/22 DATED 4/2/22

(Signature)
JANARDHAN S. PARSHEKAR
NOTARY AT MAPUSA, BARDEZ - GOA
STATE OF GOA, INDIA.