



गोवा GOA

Sr. No. 2931 Place of Vend. 11/01/15 Date of Issue
Value of the Stamp Paper Ru. 500
Name of the Purchaser Vallabh Salkar
Residing at Bicholim, Goa
Signature of Vendor Mr. S.T. Parab
Signature of Purchaser
Lic. No. AC/STP/VEN/99/477 500331



FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri Vallabh Shivram Salkar alias Vallabh Shivram Sinai Salkar, the Proprietor of M/s. SALKAR CONSTRUCTIONS, a proprietary concern, having its office at Sastiwada, Bordem, Bicholim, Goa, Promoter of the project named 'JAIWANT COMPLEX'.

18/01/15



I, Shri **VALLABH SHIVRAM SALKAR** alias **VALLABH SHIVRAM SINAI SALKAR**, son of late Shivram Manguesh Sinai Salkar, age 60 years, Businessman, Indian National, residing at Flat No. FL-13, H. No. 2910, "AHILYA", Sastiwada, Borden, Bicholim, Goa, the Proprietor of M/s. **SALKAR CONSTRUCTIONS**, having it's office at Sastiwada, Borden, Bicholim, Goa, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That we have a legal title Report to the land on which the development of the project '**JAIWANT COMPLEX**' is proposed AND a legally valid authentication of title of such land is enclosed herewith.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project '**JAIWANT COMPLEX**' shall be completed by us from the date of registration of project is 31st December, 2021.
- (4) That seventy per cent of the amounts to be realised hereinafter by us 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (i) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 we, 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 we, the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That we, 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 we, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That we, 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 11th day of January, 2019 at Bicholim, Goa.

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 Bicholim, Goa on this 11th day of January, 2019.

DEPONENT

Solemnly affirmed and Signed
BEFORE ME

By the above named Subj. & Dep.
Chaitan Vallabh Simsiman Bicholim
Vallabh Simsiman Bicholim
No. Deodan, Bicholim, Goa.
Dep. separately provide

BEFORE ME

S. A. PARAB

S.A.L.B.

Advocate & Notary Public

Bicholim - Goa.



Office of the Notary at Bicholim, Goa.
On this 11th day of Jan-2019.
Notarial Stamp No. 669/19