भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

557250

Sr. No. 2338 Place of vend: Curchorem, Date of Issue 24/2/2021

Value of stamp paper Rs. 500/-

Name of the purchaser Raj Housing Development Pvt. Ltd.

Residing at Ponda - Goa.

Signature of Vendor
Megha S. Raikar
KAMAKSHI STORES
Kanta Apts., Curchorem-Goa
LIC. NO.: JUD/VEN-LIC/2005/AC-1

Signature of Purchaser

NOTARY
SATISH S. S. PILGAONKAR
Reg. No.: 208
PONDA-GOA
Date on 20/11/2024
STATE OF GOA
GOVT. OF GOA

FORM'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION OF MR. SANDIP NILKANTH NIGALYE, DIRECTOR IN M/S RAJ HOUSING DEVELOPMENT PVT. LTD. DULY AUTHORIZED BY THE PROMOTER OF THE PROPOSED PROJECT NAMED "RAJ CITY PLAZA", VIDE HIS AUTHORIZATION NO. N.A. DATED 25TH FEBRUARY, 2021

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I, Mr. Sandip Nilkanth Nigalye son of Mr. Nilkanth Nigalye, aged 52 Years r/o Ponda Goa, Indian National, Director in M/s Raj Housing Development Pvt. Ltd., duly authorized by the 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.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/12/2024.

(4) (a) For new projects: That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Rules—

(i)That seventy per cent of the amounts to be realized hereinafter 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.

OR

(ii)That entire amounts to be realized hereinafter 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

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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 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 utilized 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.

(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 at Ponda on 25th day of February, 2021.

Mr. Sandip Nilkanth Nigalye

Deponent

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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 Ponda on 25th day of February, 2021.

Mr. Sandip Nilkanth Nigalye

Deponent

Solemnly affirmed before me by
Shri / Smt. Sandip nilkanth Nigalye.
Who is identified before me by
Shri / Smt. .....
who is personally known to me.

SATISH S. S. PILGAONKAR
NOTARY
PONDA-GOA
State of Goa (India)
Reg. No. 202/2021
Date : 26/02/2021