

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

गोवा, GOA

Sl. No. 2794 Place of Vend: Margao. Date of Issue: 14/10/2017

381224

Value of Stamp Paper: 500  
Name of the Purchaser: Ramraj Enterprises  
S/o: Residing at: Margao

**TONY FERNANDES**  
Govt. Authorised Stamp Vendor  
Licence No. JUD/VEN-LIC/1/2013/AC-I  
Shop No. 4, Ave Marta Building,  
Margao-Goa Ph: 2731274



Stamp Vendor Signature:

Signature of Purchaser:

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. R.N. TALAK AND DEVELOPERS, proprietor of the project named 'MADHUBAN' duly authorized by the Proprietor of the proposed project, bearing Pan No.ABBPT0918N and GST No. 30ABBPT0918N2ZN ; I, Shri. RAJENDRA N. TALAK son of Narayan Talak, aged 60 years, Indian national, proprietor of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That proprietor 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 proprietor for development of the real estate project is enclosed herewith.





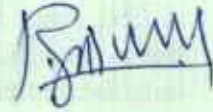
- (1) That the project land is free from all encumbrances.
- (2) That the time period within which the project shall be completed by proprietor from the date of registration of project; is 31/12/2019;
- (4) (a) For ongoing project on the date of commencement of the Rules—
  - (i) That seventy per cent of the amounts to be realised hereinafter by proprietor 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the proprietor 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 proprietor shall take all the pending approvals on time, from the competent authorities.
- (8) That the proprietor 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 the proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That the proprietor shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
- (11) That the proprietor has appointed **SAWANT AND ASSOCIATES** as the Architect to plan and design the said development.
- (12) That the proprietor has appointed **Shri. DAMODAR SHANBHAG** as Structural Engineer to carry out the structural design of the said development.

REGISTRAR  
SOUTH GOA DISTRICT  
(INDIA)

*[Handwritten Signature]*

(13) That the proprietor has appointed M/s. **R.K. PIKALE & ASSOCIATES** as Chartered Accountant and Accounts Auditor for the said development.

Solemnly affirmed on **22<sup>nd</sup>** day of **March, 2018** at **Margao**.



**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 **Margao**, on this **22<sup>nd</sup>** day of **March, 2018**.



**DEPONENT**



**Solemnly Affirmed Before Me by**

*Rajendra Talek*

**Who is Identified by**

*Adhar card*

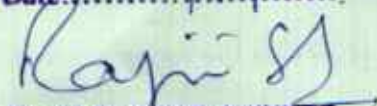
**To whom I Personally know**

**Reg. No.**.....

*94529*

**Date:**.....

*22/3/2018*



**RAJIV MUKUND SHINKRE  
NOTARY, MARGAO  
SOUTH GOA DISTRICT  
STATE OF GOA (INDIA)**