

भारतीय गैर न्यायिक

भारत INDIA

₹. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

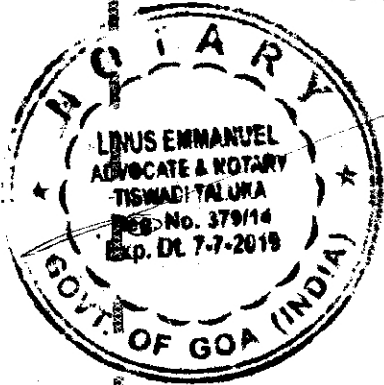
INDIA NON JUDICIAL

गोवा GOA

DATE 16-04-18 SER. NO. 337 VALUE Rs. 461512  
NAME OF PURCHASER [Signature]  
RESIDENT OF [Signature] PURPOSE [Signature]  
PLACE OF VENDOR PANAJI

SIG. PURCHASER

SIG. VENDOR



FORM 'II'

FORM OF DECLARATION, SUPPORTED  
BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY  
PERSON AUTHORIZED BY THE  
PROMOTER

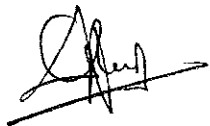
Affidavit cum Declaration

[Signature]

Affidavit cum Declaration of **Mr. GIRISH RAGHA**,  
<sup>M AUBERRY</sup>  
promoters of the project named ~~4~~duly authorized by the  
promoter of the proposed project, vide its/his/their  
authorization No. dated 20/04/2018;

I, **Mr. GIRISH RAGHA**, s/o Mr. Laxman Ragha, 48 years  
of age Indian national, and partner of **M/s ASHRAY  
REAL ESTATE DEVELOPERS**, a Partnership Firm  
registered under the Indian Partnership Act under No.  
113/2006, having its registered office at Office No. 2,  
2nd Floor, Landscape Shire, Caranzalem, Goa, Indian  
national, promoter of the proposed project/duly  
authorized by the promoter of the proposed project do  
hereby solemnly declare, undertake and state as under:

- (1) That I the promoter have a legal title Report to the  
land on which the development of the project is  
proposed 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 31<sup>st</sup> March, 2021.
- (4) 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.

(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 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.

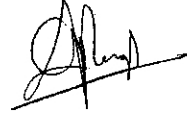
(8) That I the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring

(9) That we the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act

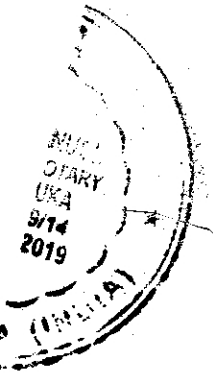
(10) That I the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Solemnly affirmed on 24<sup>th</sup> day of April 2018



Deponent



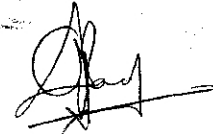
**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

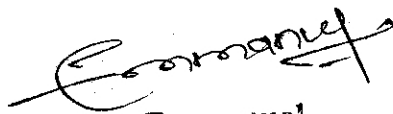
Verified by me at 24<sup>th</sup> day of April 2018

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Gursh Ragne  
WHO IS IDENTIFIED BEFORE ME BY  
\_\_\_\_\_ WHOM I KNOW

SR. NO.: 1223/18  
DATED: 24.04.18



Deponent

  
Linus Emmanuel  
Advocate & Notary  
Tiswadi Taluka  
Reg. No. 379/14

