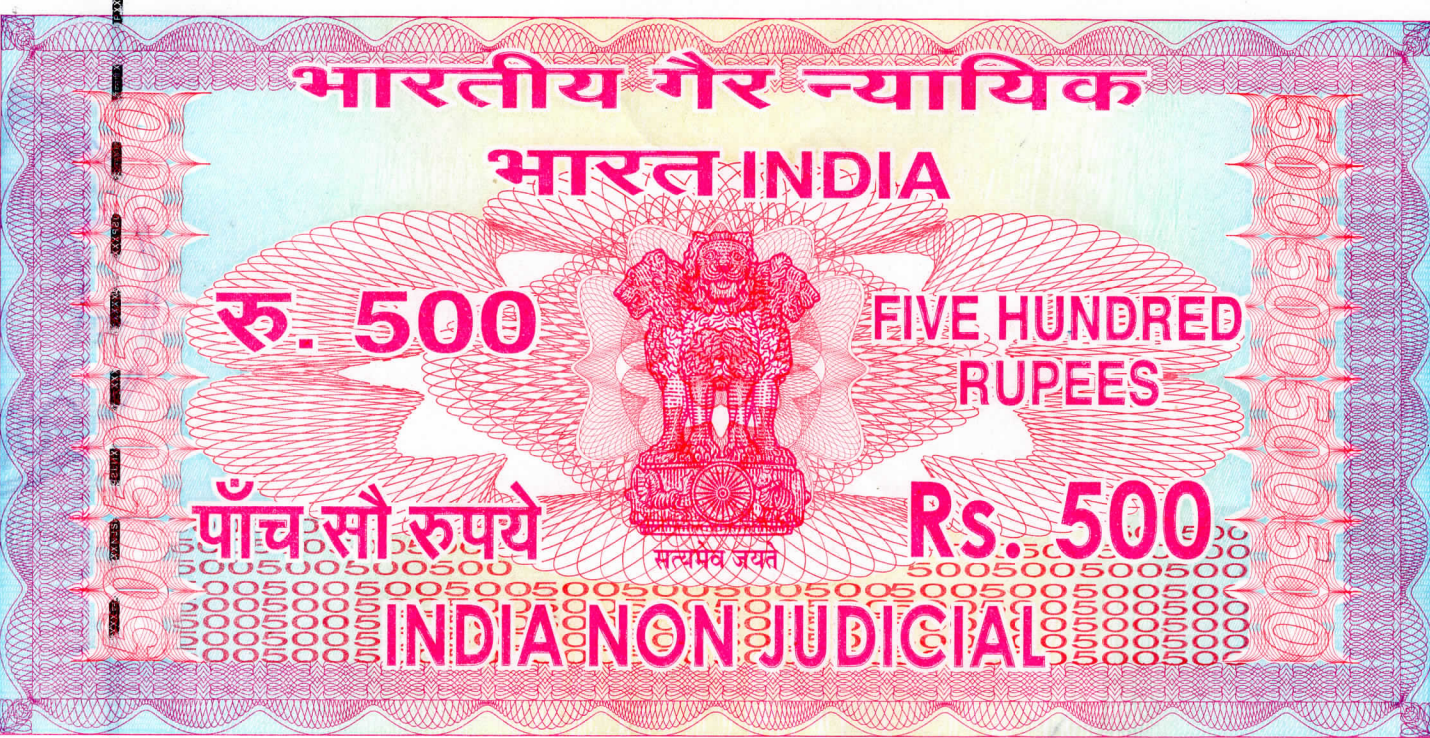




गोवा GOA

Serial No. 3657 Place of Vend PONDA Date 19-2-2018 419589
Value of Stamp Paper 500/-
Name of The Purchaser Tushar Usgaonkar
Resident at Ponda Son of Shri. Laxmikant Usgaonkar
For the purpose of Shri. Tushar
Signature of the Vendor A. D. S. Kurtarkar Signature of Purchaser Tushar
Licence No. 2/88

AFFIDAVIT CUM DECLARATION

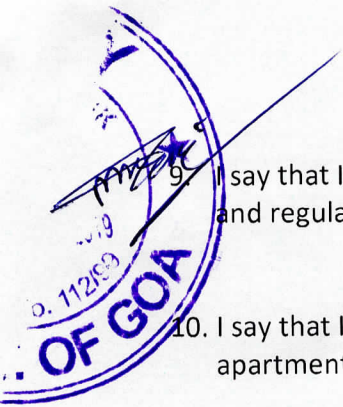
I Shri. Tushar L S Usgaonkar, Son of Shri. Laxmikant Usgaonkar, aged 64 years, Indian National, PROPRIOTOR OF MAHARUDRA REAL ESTATE AND Promoter of the proposed project named ENCHANTING GREENS Situated at Sy. No. 209/1-A, Khadpaband Ponda- Goa, do hereby solemnly declare, undertake and state as under:

Tushar





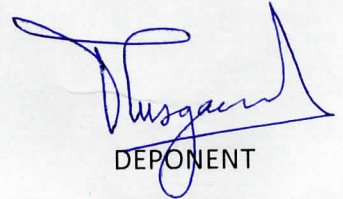
1. I say that I have a legal title to the land on which the development of the project is proposed.
2. I say that the project land is free from all encumbrances.
3. I say that the time period within which the project shall be completed by me from the date of registration of project is 31st December 2019.
4. I say that That seventy percent of the amounts to be realized hereinafter by me for the real estate project from the allottee, 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. I say that the amounts from the separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosed on Website) Rules, 2017.
6. I say that I shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce statement of accounts duly certified and signed by such practicing Chartered Account, and it shall be verified during the audit that the amount 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. I say that I shall take all the pending approvals on time, from the competent authorities.
8. I say that I 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 30 of the said Rules, within seven days of the said changes occurring.



9. I say that I have furnished such other documents as have been prescribed by the rule and regulation under the Act.

10. I say that I 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 This 19th day of February 2018.

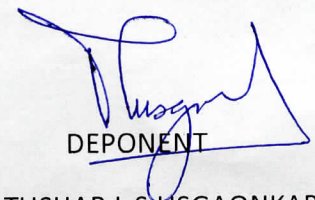

DEPONENT

TUSHAR L S USGAONKAR

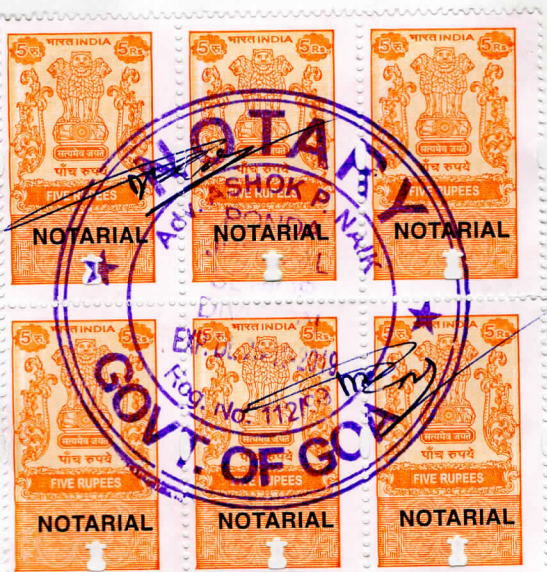
Verification

The content of my above Affidavit cum Declaration are true and Correct and Nothing material has been concealed by me therefrom.

Verified by me at Ponda On 19th day of February 2018.


DEPONENT

TUSHAR L S USGAONKAR



Solemnly affirmed before me by

Shri, Smt. Tushar L. Usgaonkar

Who is identified before me by

Shri. Aadhar No. 6881 360 203

Who is personally known to me

Regn. No. 75/18 Date 19-2-18

Place PONDA


(ASHOK P. NAIK)
ADVOCATE & NOTARY
G-4, Rajdeep Galleria,
PONDA
STATE OF GOA
- INDIA -