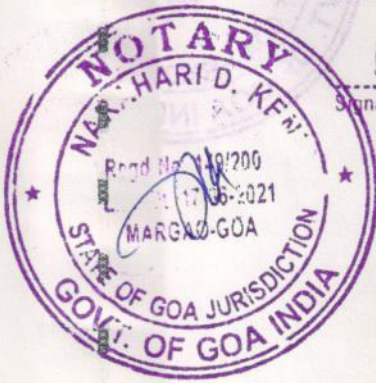




गोवा GOA

Sr No: 8302 Place of Vendor: Margao Date: 21/02/2018
Vendor's Name: Antonio Joao De Abreu; License No: JUD/VEN - LIC/ 2007/AC-I/
Value of Stamp Paper: Rs. 500/-
Purchaser's Name: Rahul Alias Vinayak D. Naik
Residence: Margao Father's Name: D. R. Naik
Purpose: Transacting Parties
As there is no single paper for the value of Rs. _____
Additional stamp papers for the completion of the value are attached alongwith.

366503



Signature of Vendor

Signature of Purchaser

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Rahul (Alias) Vinayak Dinanath Naik promoter of the project named Sitara Atrium/duly authorized by the promoter of the proposed project, Vide its/his/their authorization No.

Signature of Mr. Rahul (Alias) Vinayak Dinanath Naik

N.A. dated N.A. I, Shri. Rahul (Alias) Vinayak Dinanath Naik son of Dinanath Naik aged 46years 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/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 31st March 2020;

(4) (a) For new projects: That seventy per cent of the amounts realized by me/promoter for the real estate project from 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-

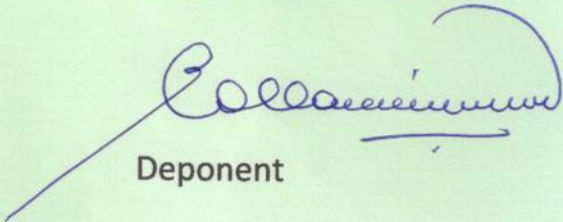
(i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project



(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.

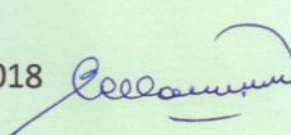
Solemnly affirmed on 14th day of Feb 2018

Rahul Dinanath Naik


Deponent

Verification

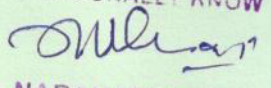
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by therefrom.

Verified by me at 14th day of Feb 2018 

Rahul Dinanath Naik


Deponent

SOLEMNLY AFFIRMED BEFORE ME BY
Rahul (@) Vmatak Dinanath
Name
WHO IS IDENTIFIED TO ME BY
DL WGP08 2000135995
Date 21-02-2018
WHOM I PERSONALLY KNOW


NARAHARI D. KENI
NOTARY
STATE OF GOA

Place: Margao 21/2/18
Reg. No: 1822/18



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 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) (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 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.

