



गोवा GOA

821500

11/4/18 No. 304 Value Rs. 100
Name of Purchaser Palavia Property
Resident of Palavia
Place of Vendor Palavia
Licence No. AC/STP/IVEN/102/2003

Sign of Vendor

Sign of Purchaser



Affidavit cum Declaration

VB

Affidavit cum Declaration of Mr. Vinay Bhasin, promoter of the project named Regalo Phase I (Block O) vide its authorization dated 06/01/2018.

I, Mr. Vinay Bhasin, son of Mr. Inderbhan Bhasin, aged 49 years, Businessman, unmarried, resident of 30/31, Merry Niketan, Mt. Mary Road, Bandra (W), Mumbai – 400050, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which development of project is proposed.
2. That said land is free from all encumbrances.
3. That the time period within which project shall be completed by me is 30/06/2019.
4. That seventy per cent of the amounts to be realised 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.
8. 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 3 of the said Rules, within seven days of the said changes occurring.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 on 12th day of April 2018 at Panaji - Goa.

Vinay Bhasin
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 Panaji on this 12th day of April 2018.

Vinay Bhasin
Deponent



I hereby attest the signature of
Mr. Vinay Bhasin

who appeared and signed before me
and in presence of identifying
witnesses *PAN card No.*
AERPB 5490A
who are known to me

Subhash P. Sawant
Advocate & Notary
State of Goa
Panjim - Goa 403 001,
Reg No. 134

Regd. No. 1498/18
Dated: 12/04/18. *M*