



गोवा GOA

Serial No.

36

REG. NO.

Date

31/11/2019

503982

Ponda-Goa

Ravindra Const.

Affidavit

Signature of the Vendor

A. D. G. Kulkarni
Licence No. 2/88

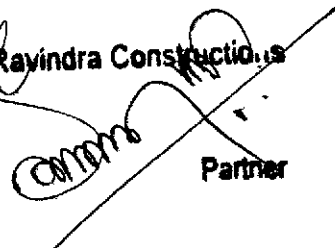
Signature of the Receiver

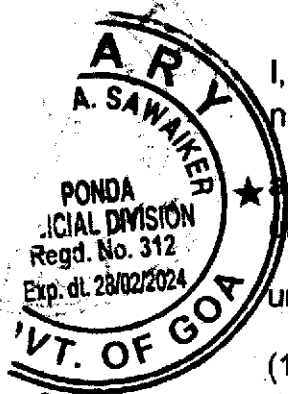


AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Ms. RAVINDRA CONSTRUCTION** promoter of the project named **THE MEADOWS** /duly authorized by the promoter of the proposed project, vide its/his/their authorization No. Nil dated 25/01/2019.

For **Ms. Ravindra Construction**


Partner



I, **Shri. SURESH RAVINDRAN**, son of Shri Vasu Ravindran, aged 43 years, 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 31/12/2020;

(4) (a) For new projects: That seventy per cent of the amounts realised 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.

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a scheduled bank to cover the cost of construction and the land cost and shall be used only for that

purpose.

OFFICIAL GAZETTE — GOVT. OF GOA

SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017

1767

OR

(ii) That entire 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, 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)

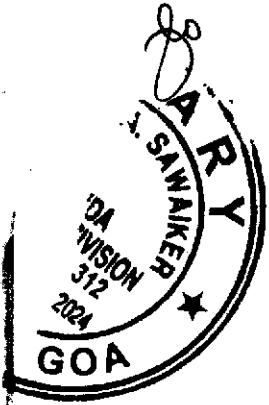
read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,

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



(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.

(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.

(11) I/We declare that, no sale transaction in any manner, has taken place in respect of the said project, as on date. We further declare that, till date, we have neither made any Publicity or Marketing activity for the sale of Project nor have accepted any bookings from the prospective buyers with respect to said project.

Solemnly affirmed on 3rd day of April 2019 at Ponda.

For M/s. Ravindra Constructions

Deponent

Partner

Verification

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

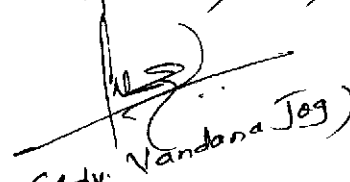
concealed by me therefrom.

Verified by me at Ponda on this 3rd day of April 2019

For M/s. Ravindra Constructions

Deponent

Partner

I verified by me,

Adv. Vandana Jog

Solemnly affirmed by :-

MR. / MS. Suresh Ravindran

.....
WHO IS IDENTIFIED BY Adhar

3778 9028 5375

Who Admits Content of
This Affidavit under Oath

MADE BEFORE ME AND SIGNED BY ME

NOTARY OFFICE at PONDÁ-GOÁ

THIS 3rd DAY OF April.....2019.

Reg. No. 262 The NOTARY

JYOTSNA ABANT SAWHNEY

