गोवा GOA

677125

Serial No 2390 Place of Vendor, Panaji Date 24/5/21
Value of Stamp Paper Rs 500/-
Name of Purchaser Adv. Kalangutkar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties

6

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

NOTARY
R. N. KALANGUTKAR
ADVOCATE & NOTARY
TISWADI TALUKA
Reg. No. 369/14
GOVT. OF GOA (INDIA)

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of MR. VIJIN KUMARAN a Proprietor of M/s. HIND CONSTRUCTION, promoter of the project named "N. B. RAIKAR APARTMENTS", situated at Survey No. 17/1, MURDA, Village Merces, Tiswadi- Goa.

I, MR. VIJIN KUMARAN, son of C. P. Kumaran , aged 30, Indian National, promoter of the proposed project "N. B. RAIKAR APARTMENTS" duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

1. That I, promoter have a legal title Report to the land on which the development of the project is Proposed 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 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 21st April 2024.

4. For ongoing project on the date of commencement of the Rules—
That seventy per cent of the 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.

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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

MR. VIJIN KUMARAN,
Proprietor M/s. HIND CONSTRUCTION

Solemnly affirmed on 08th day of June 2021
At Merces, Tiswadi, Goa.

Deponent

MR. VIJIN KUMARAN,
Proprietor of M/s. HIND CONSTRUCTION

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 Merces on this 08th day of June 2021

Deponent

MR. VIJIN KUMARAN,
Proprietor of M/s. HIND CONSTRUCTION

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NOTARIAL NOTARIAL NOTARIAL

NOTARY R. N. KALANGUTKAR ADVOCATE & NOTARY TISWADI TALUKA Reg. No. 369/14 GOVT. OF GOA (INDIA)

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Vijin Kumaran.
WHO IS IDENTIFIED BEFORE ME BY [redacted]
WHOM I KNOW.
SR. NO.: 409/2021
DATED: 08/06/2021

R. N. Kalangutkar
Advocate & Notary
Tiswadi Taluka
Reg. No. 369/14