

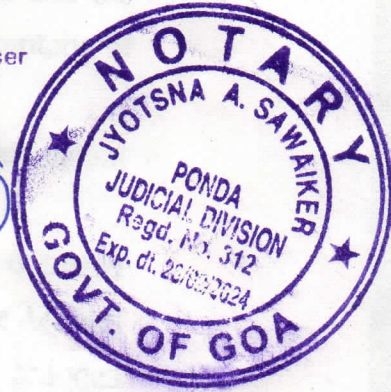
गोवा GOA

837830

Sr. No. 24904 Place of Vend PONDA Date of issue 21/2/2020
Value of Stamp Paper Rs. 100/-
Name of the Purchaser Dilip Desai
Residing at Ponda Goa Son of
As there is no one single stamp paper of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with

Signature of The Vendor
Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



Form- II

Affidavit cum Declaration

I, Shri Dilip Desai, son of late Keshav Desai, aged 59 years, Indian National, promoter of the project "Padma Residency" at Plot No. 18, Survey No. 258/1, Borim, Ponda- Goa do hereby solemnly declare, undertake and state as under:

- (1) That I have a legal title Report to the land on which the development of the project is ongoing.
- (2) That the project land is free from all encumbrances.

Signature of the Vendor



(3) That the time period within which the project shall be completed by me from the date of registration of project before 01/03/2022.

(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 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 19th day of February 2020 at Ponda.



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 Ponda on this 19th day of Feb, 2020.

22/2

Deponent

Solemnly affirmed by :-
MR./MS. Diwip Desai

WHO IS IDENTIFIED BY

Who Admits Content of
This Affidavit under Oath

MADE BEFORE ME AND SIGNED BY ME
NOTARY OFFICE at PONDA-GOA

THIS 22nd DAY OF Feb 2020
Reg. No. 160 The NOTARY

JYOTSNA ANANT SAWANKAR



Diwip Desai
22/2/2020