

गोवा GOA

198159

Sr. No. 6253 Place of vend MAPUSA. Date 25/04/19  
Value of stamp paper Rs 500/-  
Name of Purchaser S. Revankar  
Residing at Twin son / wife of K. Revankar  
As there is no one single main paper for the  
value of Rs. .... as judicial stamp  
papers for the completion of the value is  
attached  
Purpose .....  
Transacting Parties  
Signature of vendor  
L. No. 22 (R.R.P. Dessai)  
Signature of Purchaser



Form 'II'

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/s GIRIJA ESTATES PRIVATE LIMITED, promoter of project named SAI GIRIJA, a company incorporated and registered under provisions of Companies Act,

For GIRIJA ESTATES PVT. LTD.

Director

1956, and existing under companies Act, 2013, bearing Corporate Identification number U70101GA2004PTC003686 and having a PAN card number AACDR1443E, having its registered office at Shop No. S-6 (H.No. 4/211/A6), Anand Vihar, Billao Peddem, Mapusa, North Goa, Goa, 403507, email ID: info@girijaestates.com, hereinafter referred to as "the Company" or as the "Promoter" represented herein by its Director Mr. Sudhir Revankar, son of late Krishnanand Revankar, 59 years of age, married, Indian national, businessmen, resident of House No. 42, Faj Housing Colony, Madel, Tivim, Bardez Goa, 403502, duly authorized by the promoter of the proposed project, vide its board resolution dated 10/05/2019 for the project named "SAI GIRIJA" a commercial cum residential project at Chalta No. 6-A of P.T.Sheet No. 6 at Cunchelim, Mapusa, Bardez, Goa;



I, Shri Sudhir Revankar son of late Krishnanand Revankar aged 59 years, married, Indian national, businessmen, resident of House No. 42, Faj Housing Colony, Madel, Tivim, Bardez Goa, 403502, director of Company who is the 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 promoter has a legal title Report to the land on which the development of the project is Proposed.
- (2) That the project land is free from all encumbrances at present but the promoter is in the process of obtaining a project loan from a scheduled bank for which the project will be mortgaged with the said bank till the loan is repaid.
- (3) That the time period within which the project shall be completed by promoter from the date of registration of project; is 30/06/2022;
- (4) 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.
- (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 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

For GIRIJA ESTATES PVT. LTD.

Director

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 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 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.

Solemnly affirmed on 22<sup>nd</sup> day of October 2019 at Mepur For **GIRIJA ESTATES PVT. LTD.**

*[Signature]*  
Director  
Deponent

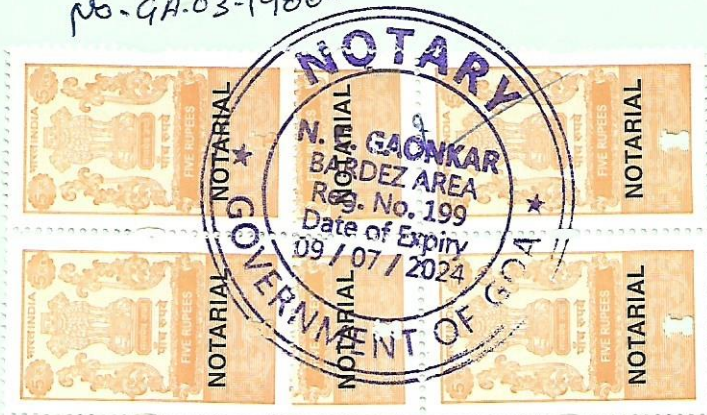
### Verification

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 Mepur on this 22<sup>nd</sup> day of October 2019 For **GIRIJA ESTATES PVT. LTD.**

*[Signature]*  
Director  
Deponent

*Id. m. D. L.*  
*No. GA-03-1986000099*



Solemnly affirmed  
Before me  
*[Signature]*  
N. C. Gaonkar  
Advocate & Notary  
Mabusa Bardez - Goa  
*Ref. No - 15996 / 2019*