



गोवा GOA

04 MAY 2020

A 200540

Serial No. 002351 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 100/- (Rupees Hundred only)
Name of Purchaser: MAHESH V.S. NADAR R/O: MARGAO
Name of Father/Husband: S. NADAR Purpose:

Signature of Stamp Vendor

Signature of Purchase

AFFIDAVIT CUM DECLARATION

This Affidavit cum Declaration of Mr. Mahesh V.S Nadar son of Selvaraju Nadar, aged 32, Indian national partner and also as duly constituted attorney vide Power of Attorney dated 14.07.2015 executed before Mr. Uday V. Chodnecar having his office at Margao thus being the Authorised Signatory for the proposed project of Zion Builders do hereby solemnly declare , undertake and state as under:

1. That I/ promoter have legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the deed of sale between previous

Mahesh V.S. Nadar

Mahesh V.S. Nadar

land owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31/08/2024.
4. 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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, if applicable.
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under the 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.



[Handwritten signature]