

गोवा GOA

Date 28/8/2021 Sr. No. 31 Value Rs. 500


681874

Name of Purchaser Udesh Fatarpekar

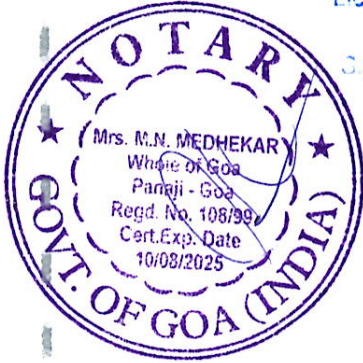
Resident of Tonca, Panaji, Goa

Place of Vendor Panaji

Licence No. AG/S/PVEN/102/2003

Sign of Vendor 

Sign of Purchaser 



**AFFIDAVIT CUM DECLARATION**

I, Mr. Udesh U Fatarpekar, son of Late Shri. Umesh Fatarpekar, aged 37 years, Indian National, residing in Flat no. T-1, 3<sup>rd</sup> Floor, Block 2, Vistar Residency, Kevnem, Taleigao - Goa, duly authorised vide Authority letter dated 15/09/2021 by the designated partner of Risara Properties LLP i.e. Mr. Gaurang Suctancar with respect to New Project under name and style 'Southern Creek Residences', falling in the limits of Village Panchayat of Taleigao, situated at Tonca, Taleigao, Tiswadi - Goa, do hereby solemnly declare, undertake and state as under:



- 1) That the promoter has a 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 agreement between such owner and the Risara Properties LLP for development of the real estate project is enclosed herewith.
- 2) That the project land said land is free from all encumbrances.
- 3) That the time period within which project shall be completed by the promoter from the date of registration of project is 31/12/2023
- 4) That seventy percent of the amounts to be realized by the 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- 5) That amounts from separate account shall be withdrawn in accordance with Section 4(2) (I)(D) read with Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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 audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion of completion of the project.
- 7) That, the Promoter shall take all the approvals on time, from competent authorities subject to delay, if any, attributable to the authority.
- 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 shall furnish such other documents as have been prescribed by 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 in the said project as the case may be.

Solemnly affirmed on 16<sup>th</sup> day of September, 2021 at Panaji -Goa.

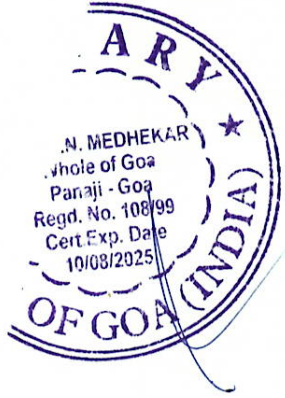
  
**DEPONENT**



**Verification**

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us.

Verified by me at Panaji -Goa on this 16<sup>th</sup> of September, 2021.



*[Handwritten Signature]*  
**DEPONENT**



This document power of attorney agreement, affidavit is executed before me and I attest its execution Reg. No. 3710 Date 16/09/2021 at Panaji Tiswadi Goa.



*[Handwritten Signature]*  
**MEERA MEDHEKAR**  
ADVOCATE & NOTARY  
Pinto Chambers, M. B. Road,  
Panaji - Goa.  
Cer. Exp. Date 10/08/2025