भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/SI/2002/AC
R. AGUIAR, MARGAO

A 127723

549 13/4/26

500 Sandeep S. Mandhwani

Purpose

Signature of Stamp Vendor

Signature of Purchaser

NOTARY
ANAND M. REDKAR
SOUTH GOA
JURISDICTION
Expiry Date
26/02/2028
Ref. No. 259
GOVT. OF GOA (INDIA)

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SANJAY KUMAR BULCHANDANI** authorized person of **M/s HARIOM PROPERTIES**, promoter of the project named **"OUREM RESIDENCY"**,

I, **Mr. SANJAY KUMAR BULCHANDANI** son of **Mr. DHARMENDRA BULCHANDANI**, major of age, Indian national authorized person of **HARIOM PROPERTIES**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

B Sanjay

1. That promoter have 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 promoter for development of the real estate project is enclosed herewith.

2. That the Project land is free from encumbrances.

   OR

   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 the promoter from the date of registration of project is **30/04/2029**.

4. (a) For new projects: That seventy per cent of the amounts 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.

   (b) For ongoing project on the date of commencement of the Rules—
   (i) That seventy per cent of the amounts to be realised 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.
   OR
   (ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 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, on any grounds.

Solemnly affirmed on 13th the day of April 2026.

Mr. SANJAY KUMAR BULCHANDANI
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 Margao on this 13th day of April 2026.

Mr. SANJAY KUMAR BULCHANDANI
Deponent

Witness and Identified by:

Sandeep Sanmukhdas Mandhwani
(Identified vide Aadhaar Card
No. [redacted])
r/o Sukh Amrit Apt.
opp. Seva Mandal Sindhi Colony
Kaver Nagar Jalgaon
Maharashtra - 425001
(M) 9021194780

B Sanjay

Affirmed before
Shri/Smt. Sanjay Kumar Bulchandani
Who is identified before me by vide Aadhaar
Card no.
Shri/Smt
Who is personally known
this 13th day of April 2026
The Notary does not take any
responsibility for the contents of
this document

ANAND M. BEDKAR
NOTARY 13/4/2026
SOUTH GOA DISTRICT
STATE OF GOA INDIA
PLACE: Margao - Goa
DATE: 13/04/2026
REG No: 4539/2026

NOTARY
ANAND M. BEDKAR
SOUTH GOA JURISDICTION
Expiry Date 26/02/2029
Reg. No. 159
GOVT. OF GOA (INDIA)
NOTARIAL

NOTARY
ANAND M. BEDKAR
SOUTH GOA JURISDICTION
Expiry Date 25/02/2029
Reg. No. 159
GOVT. OF GOA (INDIA)
NOTARIAL