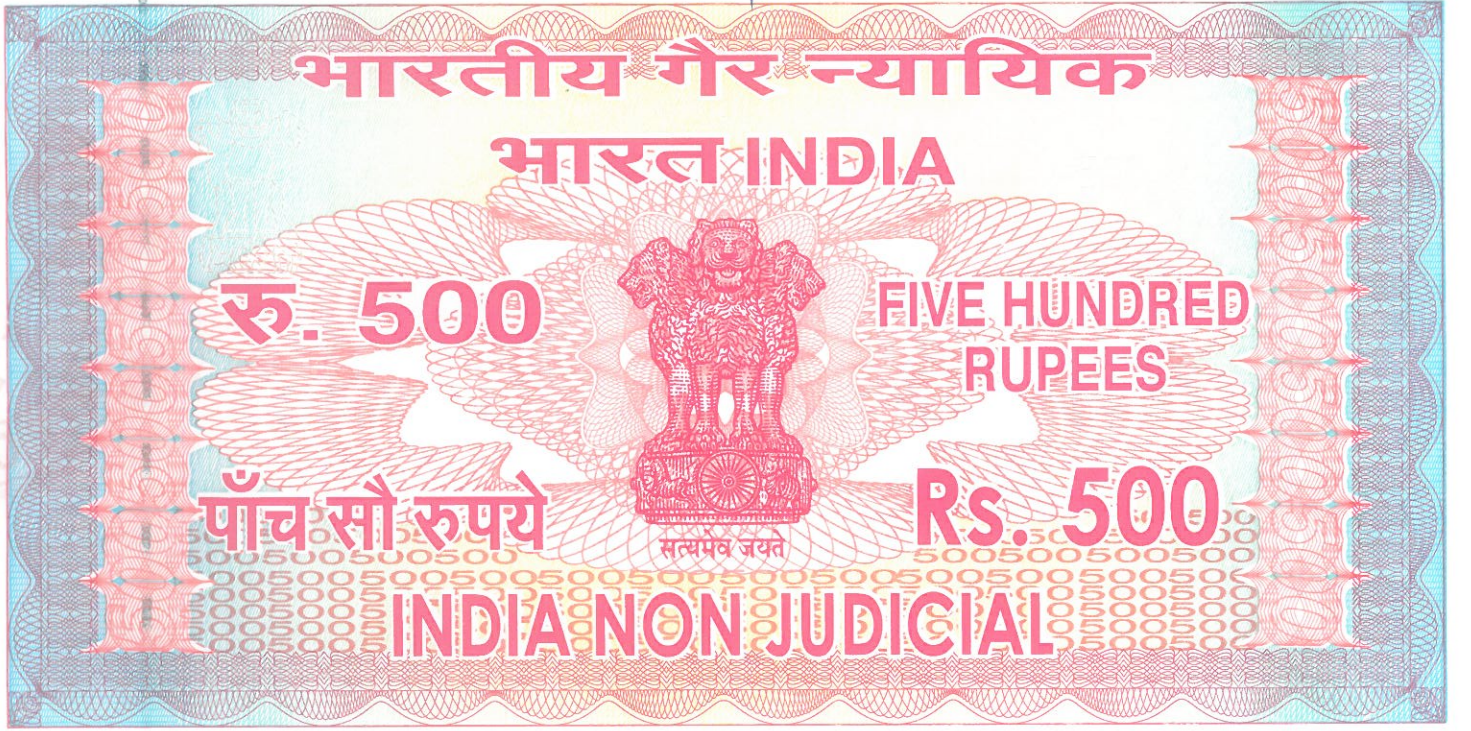




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दस्तावा प्रकार Declaration

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव Das Geeta Ventures

पत्ता G.H. Pathy 213 4019

दुसऱ्या पक्षकाराचे नाव

हस्ते व्यक्तीचे नाव व पत्ता Sanu

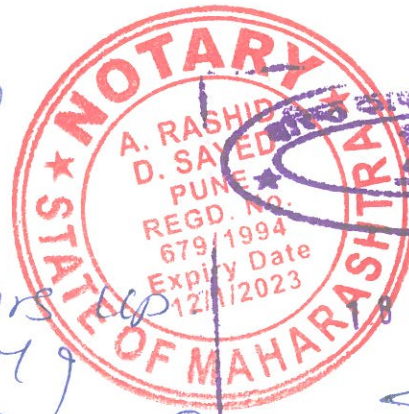
Shankar

SANGIETAA LOKANDE

परवाना क्र. २२०९९२४

मुद्रांक विकत घेणाऱ्याची सही मोबोज हॉटेल कम्युजंड, बंडगार्डन रोड, पुणे-१

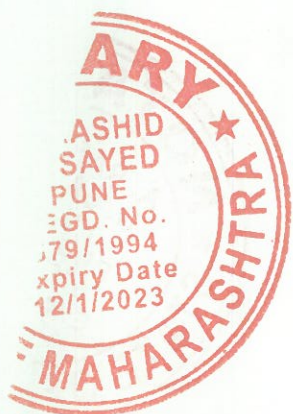
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी वेळापत्रासुन ६ महिन्यात वापरणे बंधनकारक आहे



18 MAY 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

५५३६



FORM 'II'
[See rule 3(6)]

**FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Dharrit Shah** Partner in **Das Goa Ventures LLP** duly authorized by the promoter of the proposed project named "**MIRANTE**", vide its/his/their authorization No. N.A. dated 26th May, 2022;

I, **Mr. Dharrit Shah** son of **Yogen Chhabildas Shah**, aged 45 Years, Indian national Partner in **Das Goa Ventures LLP**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Dharrit Shah



- (1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

- (2) That the project land is free from all 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 me/promoter from the date of registration of project; is **31/12/2025**

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

(b) For ongoing projects on the date of commencement of the Rules

(i) That seventy percent of the 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.

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) (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 I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Slam Tola



- (7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I/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 I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/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 26th May 2021

Mr. Dharrit Shah
Deponent

Verification

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

Verified by me on 11th May 2021

Mr. Dharrit Shah
Deponent



ATTESTED BY

A. Rashid D. Sayed
Notary, State of Maharashtra
PUNE

27 MAY 2022
Noted & Registered
At Sr. No.: AG467/2022

