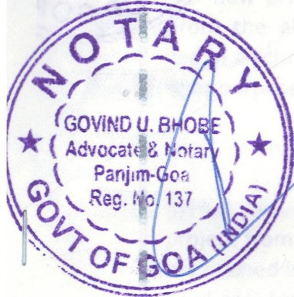




गोवा GOA



Serial No. 3792 Place of Vendor, Panaji Date 30/4/18  
Value of Stamp Paper Rs. 500 483318  
Name of Purchaser Priority construction  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting \_\_\_\_\_  
Parties: \_\_\_\_\_

Sign of Stamp Vendor \_\_\_\_\_  
Mangala N. Karapurkar  
License No. AC/STPI/VEN/747/99

Sign of Purchaser \_\_\_\_\_

FORM 'II'  
[Seerule3(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. Swapneel Nachinolcar, son of Mr. Ulhas Nachinolcar, Aged 35 Years, Indian national.

That I am the Promoter of the project having details as under

**Name:** "Priority Eros" (Proposed Residential project)  
**Address:** Sy.No 391/5-A of Socorro Village Bardez Taluka Goa  
**TCP license No:** TPB/2816/SOC/TCP-18/163 dated 12.01.2018  
**Construction license No:** VP/SOC/172/2018-2019 dated 27.04.2018

hereby solemnly declare, undertake and state as under:

(1) That I Mr. Swapneel Nachinolcar promoter have a legal title Report to the land on which the development of the project is proposed

OR

have 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 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 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 is 3 years.

**Date of Start: 27<sup>th</sup> April 2018**

**Date of completion: 27<sup>th</sup> April 2021;**

(4) (a) For new projects: That seventy percent of the amounts realized by me 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 percent of the amounts to be realized herein after by me 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 here in after by me 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 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 I shall take all the pending approvals on time, from the competent authorities.


(8) That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

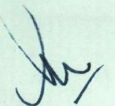
Solemnly affirmed on 28th day of April 2018

  
Mr. Swapneel Nachinolcar  
Deponent

Verification

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

Verified by me at 28th day of April 2018

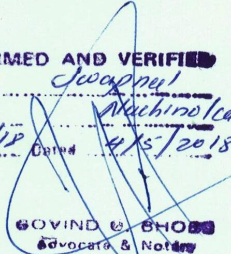
  
Mr. Swapneel Nachinolcar  
Deponent



SOLEMNLY AFFIRMED AND VERIFIED

BEFORE ME BY Swapneel Nachinolcar

Reg. No. 4942/18 Date 4/5/2018

  
GOVIND G. BHOJE  
Advocate & Notary  
PARNIM-GOS  
Panaji, Goa