



गोवा GOA

Sr. No. 272 Place of Vend Ponda Date of issue 04/04/19
Value of Stamp 500/- Name of the Vendor Rudhra Developers
Residing at Ponda Goa Son of
As there is no one single stamp paper of the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with

411223

Signature of The Vendor

Lic. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



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

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vishant Ganpat Naik, partner in Rudhra Developers, the promoter
of the project named Golden Plaza Building II duly authorized by the promoter of the proposed
project vide its authorization No.1 dated 03.04.2019

I, Mr. Vishant Ganpat Naik, the partner in Rudhra Developers, the Promoter of the proposed
project do hereby solemnly declare, undertake and state as under:

Vishant Naik

(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 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/promoter from the date of registration of project; is 31.12.2021;

(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 project on the date of commencement of the Rules—

(i) That seventy per cent 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 amount 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 (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.

Disclaim



- (6) That I/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.
- (7) That I/promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That I/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/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/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 3rd day of April 2019

Vishant Ganpat Naik
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 on 3rd day of April 2019

Vishant Ganpat Naik
Deponent



Solemnly affirmed before me by
Shri./Smt. Vishant Ganpat Naik
who is identified to me by

Shri./Smt. _____
who is personally known to me

Date: 03/05/2019

Place: Ponda

Reg. No. 11469/2019

EXECUTED BEFORE ME


ADV. Nandakumar N. Naik
NOTARY