



गोवा GOA

Sr. No. 24836 Place of Value Ponda Date of issue 15/08/2015  
Value of Stamp Rs. 500/- Utpal U. Nageshkar  
Name of the Person Ponda Goa  
For the purpose of the value of Rs. 500/-  
Amount of Stamp Rs. 500/-

599101

Signature of the Vendor  
LIC. NO. AC/ST/PAVN. 07/2015 DT. 11/12/2015

Signature of the Purchaser



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

For ARUNODAY DEVELOPERS

Signature of the Partner

Partner

Affidavit cum Declaration of Shri. UTPAL UDAY NAGESHKAR ( Partner, Arunoday Developers) promoter f the project named "Arunoday Arcade" /duly authorized by the promote of the proposed project, vide Power of Attorney dated 08/05/2019 executed before the Sub Registrar of Ponda under Registration No. PON-POA- Register-7-2019 dated 09/05/2019.

I, Shri. Utpal Uday Nageshkar, ( Partner, Arunoday Developers) son of Shri. Uday K Nageshkar aged 38 years Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 27/10/2024.
- (4) That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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

For ARUNODAY DEVELOPERS

  
Partner



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 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 have/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.

Solemnly affirmed on 15<sup>th</sup> day of March 2021 at Ponda - Goa

For ARUNODAY DEVELOPERS

*Nagesh*  
Deponent Partner

#### 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 Ponda - Goa on this 15<sup>th</sup> day of March 2021

Solemnly affirmed before me by  
*Utpal Delay Nagesh*  
who is assisted by .....

personally known to me  
Date: 15/03/2021  
Place: Ponda-Goa.  
Reg. No. 1458/2021

*Manohar C. Adpaikar*  
NOTARY  
PONDA, DISTRICT OF GOA  
INDIA

For ARUNODAY DEVELOPERS

*Nagesh*  
Deponent Partner

