

गोवा GOA

Sr. No 139 Place of Vend MARGAO Date of Issue: 28/01/2019

480001

Value of Stamp Paper: Rs. 500/-

Name of Purchaser: Nanu Estates Pvt. Ltd.

Son of Residing at MARGAO

As there is no one single Stamp paper for the value of Rs
for the completion of the value is attached alongwith
Licence No JUD/VEN/LIC/2005/AC-1 Dated 07-02-2006
Name of stamp vendor M.R. DIAS

Signature of Vendor

Signature of Purchaser



FORM II
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

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Affidavit cum Declaration of Sankalp Sandesh Naik, duly authorized by the promoter Nanu Estates Private Limited of the proposed project Sapana Vista, vide its Resolution dated 24-01-2019; I, Sankalp Sandesh Naik, son of Sandesh K. Naik, aged 34 years, Indian national, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal Title Report to the Project Land on which the development of the Project 'Sapana Vista' is proposed.

AND

a legally valid authentication of title of such land along with an authenticated copy of the survey records in Form-D of the Project Land bearing Chalta Nos. 31 to 34 of P. T. Sheet No. 121 of Margao City Survey, is enclosed to the Form-A i.e. Application for Registration of the Project.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project; is 31/12/2023.
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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 the Promoter shall take all the pending approvals on time from 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.

The Deponent
For Nanu Estates Pvt. Ltd.,


Sankalp S. Naik
Director

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, Goa, on this 29th day of January, 2019.

The Deponent
For Nanu Estates Pvt. Ltd.,


Sankalp S. Naik
Director

Solemnly affirmed before me by
Mr. Sankalp Sandesh Naik
Who is identified to me by
.....
Who is personally known to me
this 29th day of January 2019
Reg. No. 202/2019


NOTARY
SACHIN S. KOLWALKAR
SALCETE, TALUKA
STATE OF GOA. (INDIA)
Reg. No.: 202/2019
Date: 29/1/2019

