

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

भारत
INDIA

INDIA NON JUDICIAL



Serial No. 4784 Place of Vendor, Panaji Date 17/12/16
Value of Stamp Paper 1100
Name of Purchaser Dnyaneshwar P. Govekar
Residence Panaji Name of Father Prabhakar
Purpose Attornment Transacting Parties:

B 278246


[Signature]
Sign of Stamp Vendor
Mangala N. Karapurkar
License No. AC/STPI/VEN/1747/100

[Signature]
Sign of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **SCHOLAR BUILDERS PVT. LTD**, a Private Limited Company registered under No. U45201GA 2003PTC003349, (CIN) dated 17th December 2003 at Panaji Goa, under Companies Act. 1956, having its office at 2nd Floor, Fatima Chambers, Dr. Atmaram Borkar Road, Opposite Hotel Samrat, Panaji, Goa, promoter of the project named **CHAMUNDA RIVER PARK** duly authorized by the promoter of the proposed project, by its Director **Shri. DNYANESHWAR P. GOVEKAR**, son of late Prabhakar Govekar, aged 53 years, married, businessman, resident of House. No. 253, Kevnem, Caranzalem, Tiswadi Goa by Resolution dated 03/06/2016, I do hereby solemnly declares, undertake and state as under.

[Signature]

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- (1) That **M/s. SCHOLAR BUILDERS PVT. LTD**, have a legal title to the plot bearing survey no 51/0 situated within the village Panchayat limits of Tivrem Orgao, Marcel Goa, on the land on which the development of the project namely “ **CHAMUNDA RIVER PARK**” 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 **M/s. SCHOLAR BUILDERS PVT. LTD**, is 31/12/2019;
 - (4) That seventy per cent of the amounts realised by **M/s. SCHOLAR BUILDERS PVT. LTD**, 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 - (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 **M/s. SCHOLAR BUILDERS PVT. LTD**, 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 compliances with the proportion to the percentage of completion of the project.





(7) That M/s. SCHOLAR BUILDERS PVT. LTD, shall take all the pending approvals on time, from the competent authorities.

(8) That M/s. SCHOLAR BUILDERS PVT. LTD, 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 M/s. SCHOLAR BUILDERS PVT. LTD, has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That M/s. SCHOLAR BUILDERS PVT. LTD, 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 2nd day of January, 2019, at Panaji Goa.


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 at Panaji Goa, on this 2nd day of January, 2019. .


Deponent

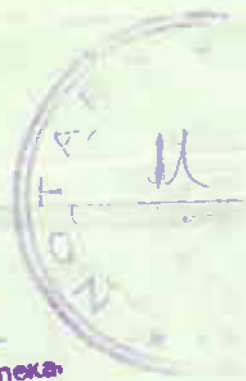
Executed before me by
M/s Scholar Builders Pvt Ltd,
Through its Director
Mr. D. P. Gorekar




Adv. Anant C. Pansheka
Notary

North Goa, State of Goa (India)
Notary Reg. No. 102/89
Add: S-4, 2nd Floor, Farima Chambers
Dr. A. B. Road, Panaji, Goa.

Reg. No. 09/AT/19
Dated: 02/01/2019





SCHOLAR
BUILDERS PVT. LTD.
CIN U 45201 GA 2003 PTC 003349

TRUE COPY OF THE BOARD RESOLUTION

IT IS RESOLVED in the board meeting held on 3rd June, 2016, that Mr.Dnyaneshwar P.Govekar, Managing Director is hereby Authorized to sign all the documents related to Purchase & Sale of Movable & Immovable properties on and behalf of the Company. He is also authorized to appear before the concerned Sub-Registrar to sign, execute and admit & execution of the Agreement for Sale / Memorandum of understanding, Deed of sale / Agreement for Development and sale, Deed of Rectification / Correction, Affidavits, Under taking etc.

This resolution is passed in this 3rd June, 2016, at Registered office of the Company.

FOR SCHOLAR BUILDERS PVT LTD.

Place : Panaji, Goa

Date : 3rd June, 2016.





Director


Director