



गोवा GOA

Date 20/6/2024 Sr. No. 105 Value Rs. 500

678777

Name of Purchaser .....

Resident of .....

Place of Vendor Panaji  
Licence No. AC/STP/VEN/102/2003

Sign. of Vendor

Sign of 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**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/s Solanki & Sons, Partnership Firm, registered under no.163/86 dated 25<sup>th</sup> November 1986 , having its registered office at FFS1, 4<sup>th</sup> Floor , Padmavati Tower, 18 June Road Panaji - Goa. Pin code -403001.holding PAN Card no. through its Partners.

...2/-



1. **SHRI PRAVIN LAXMAN SOLANKI**, son of Shri Laxman Haridas Solanki, aged 61 years, married, Indian national, residing at P.D.A Colony, Alto Porvorim, Bardez, Goa, hereinafter referred to as the 'FIRST PARTNER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the FIRST PART.
2. **SMT. HARSHA RAMESH SOLANKI**, widow of Shri Ramesh Laxman Solanki, 50 years old, housewife, Indian National, residing at P.D.A Colony, Alto Porvorim, Bardez, Goa, hereinafter referred to as the 'SECOND PARTNER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the SECOND PART.
3. **SHRI RAHUL RAMESH SOLANKI**, son of Shri Ramesh Laxman Solanki, 27 years old, bachelor, Indian National, residing at P.D.A Colony, Alto Porvorim, Bardez, Goa, hereinafter referred to as the 'THIRD PARTNER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the THIRD PART.
4. **SHRI RAUNAK RAMESH SOLANKI**, son of Shri Ramesh Laxman Solanki, 27 years old, bachelor, Indian National, residing at P.D.A Colony, Alto Porvorim, Bardez, Goa, hereinafter referred to as the 'FOURTH PARTNER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the FOURTH PART.
5. **SHRI KRUNAL PRAVIN SOLANKI**, son of Shri Pravin Laxman Solanki, 28 years old, bachelor, Indian National, residing at P.D.A Colony, Alto Porvorim, Bardez, Goa, hereinafter referred to as the 'FIFTH PARTNER' (which expression shall mean and include his heirs, executors, administrators and assigns) of the FIFTH PART.

...3/-



6. **SHRI SHUBHAM PRAVIN SOLANKI**, son of Shri Pravin Laxman Solanki, 27 years old, bachelor, Indian National, residing at P.D.A Colony, Alto Porvorim, Bardez, Goa, hereinafter referred to as the 'SIXTH PARTNER'(which expression shall mean and include his heirs, executors, administrators and assigns)of the SIXTH PART

Promoters of the project named "SOLSONS GULMOHAR" do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the Project "SOLSONS GULMOHAR" is proposed.
2. That the project Land is free from all encumbrances.
3. That the time period within which the project "SOLSONS GULMOHAR" shall be completed by the Promoters from the date of registration of project is **05-03-2024**.

4. **For New Projects:**

That seventy per cent of the amounts realized by Promoters 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.



...4/-



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 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project "SOLSONS GULMOHAR".
7. That the Promoters shall take all the pending approvals on time, from the competent authorities.
8. That the Promoters 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 under rule 3 of the said Rules, within seven days of the said changes occurring.



A handwritten signature in blue ink, appearing to be "S. J. ...".

...5/-

=5=

9. That the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoters 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 10<sup>th</sup> day of November, 2021 at Panaji Goa.



**DEPONENT NO 1**  
for self and as P.O.A. of Deponent  
Nos. 2 to 6.

**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 10<sup>th</sup> day of November, 2021



I hereby attest the signature of  
Shri. Pravin Laxman Solanki for self and  
as P.O.A. of deponent Nos 2 to 6  
who appeared and signed before me  
and in presence of identifying  
witnesses ~~~~~  
~~~~~  
who are known to me  
Reg. No.: 1915/2021/B  
Date: 10/11/2021

Sunil S. Naik  
Advocate & Notary  
Tiswadi Taluka  
Panjim-Goa 403 001  
Reg. No. 228

M/s Solanki & Sons

Shri Pravin Laxman Solanki  
Deponent No 1 for self and  
as P.O.A. of Deponent Nos.  
2 to 6.