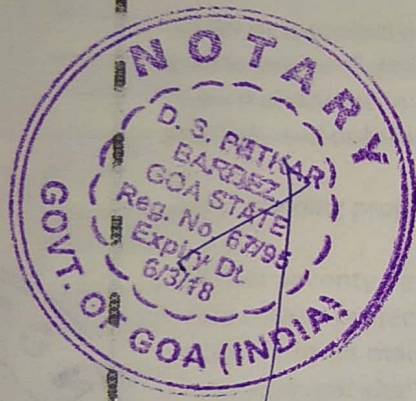




गोवा GOA



Serial No. 3999 Place of Vendor, Panaji Date 14/12/18
Value of Stamp Paper 500/-
Name of Purchaser Vijay Dharwadkar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____
Sign of Stamp Vendor _____
Mangala M. Karapurkar
License No. AGISTP/VEN/747190
Sign of Purchase _____

439829

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./Ms. Vijay Vasudev Prabhu Dharwadkar promoter of the project named Radha Govinda Apartments/~~duly authorized by the promoter of the proposed project, vide its/his/their authorization No. N.A. dated 6th Feb, 2018; I, Sh. Vijay Vasudev Prabhu Dharwadkar son/daughter of Vasudev Prabhu Dharwadkar aged 59 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 —

~~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 31st December, 2020;

(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—

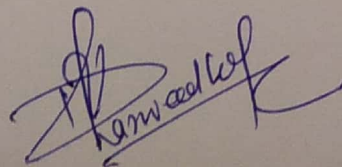
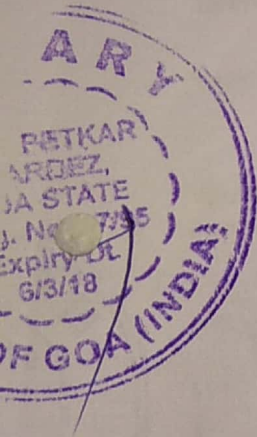
(i) That seventy per cent of the amounts to be realized hereinafter by me/~~promoter~~ for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire 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, 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 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.

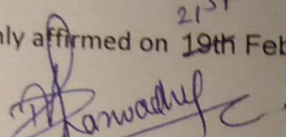
(6) That I/~~the promoter~~ shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised



for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- (7) That I/~~the promoter~~ shall take all the pending approvals on time, from the competent authorities.
- (8) That I/~~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 I/~~the promoter~~ have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/~~the promoter~~ shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

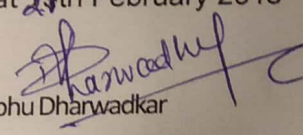
Solemnly affirmed on ^{21st} 19th February 2018


Vijay Vasudev Prabhu Dharwadkar
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 ^{21st} 19th February 2018


Vijay Vasudev Prabhu Dharwadkar
Deponent

Identified by:

DL NO : GA 03 2009 0130430

Issued on : 01-09-1988

Solemnly affirmed before me

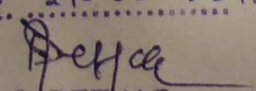
Mr. Vijay Vasudev Prabhu Dharwadkar

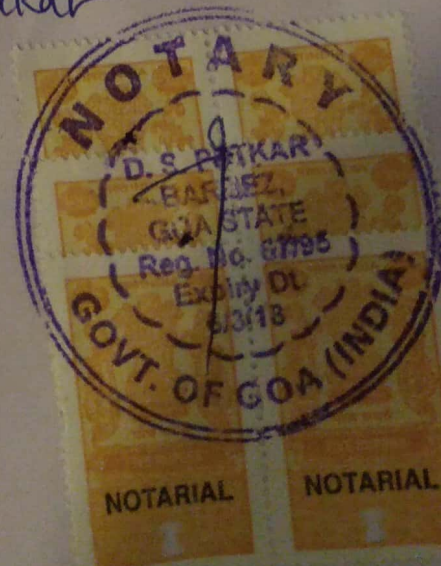
who has been identified by Mr.

/ Advocate

/ known to me personally, Mapusa

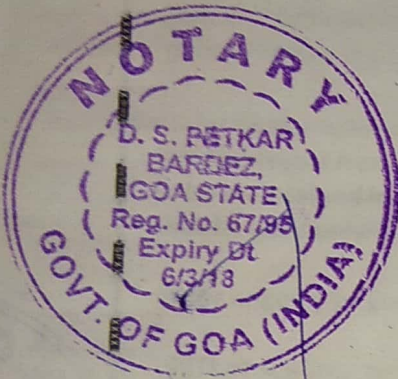
Dt. 21-02-2018


D. S. PETKAR
Notary Public
Sr. No. 3902/2018





गोवा GOA



Notary Opp. Old Secretariat,
Panaji - Goa Lic No. 5/1992

Serial No. 656 Place of Vend Panaji, Date 20/2/18
Value of Stamp Paper 500 -
Name of Purchaser V. Dharwadkar
Residence mapra Name of Father _____
Purpose _____

436321

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Satish Govind Dharwadkar, promoter of the project named Radha Govind Apartment/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. N.A. dated N.A.; I, Sh. Satish Govind Dharwadkar aged 57 years, son of Govind Dharwadkar, 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

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 31/12/2020;

(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.

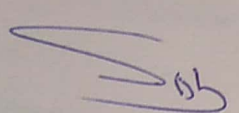
OR

(ii) That entire 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, 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 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 I/~~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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That I/~~the promoter~~ shall take all the pending approvals on time, from the competent authorities.
- (8) That I/~~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 I/~~the promoter~~ have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That I/~~the promoter~~ shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

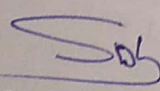
Solemnly affirmed on ^{21st} 19th February, 2018


Mr. Satish Govind Dharwadkar
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

^{21st}
Verified by me at 19th February, 2018


Mr. Satish Govind Dharwadkar
Deponent

Identified by:

DLNO. GA 03 2014 0001023

Issued on: 21-03-2014

Solemnly affirmed before me

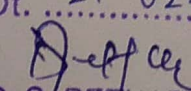
Mr. Satish Govind Dharwadkar

who has been identified by Mr.

/ Advocate

/ known to me personally, Mapusa

Dt. 21-02-2018


D. S. PETKAR
Notary Public
Sr. No. 3903/2018

