भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

439829

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 Purchaser

Sign of Stamp Vendor

Mangala M. Karapurkar

License No. AC/STP/VEN/747/90

NOTARY D. S. PATIKAR BA,LLB(Bz) GOA STATE Reg. No. 67/95 Expiry Dt 6/3/18 GOVT. OF GOA (INDIA)

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~~

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~~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) (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 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

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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

NOTARY
D. S. PETKAR
BARDEZ,
GOA STATE
Reg. No. 67/95
Expiry Dt
6/3/18
GOVT. OF GOA (INDIA)

Identified by:
DL NO: GA03 20090130430
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. 390/2018

NOTARY
D. S. PETKAR
BARDEZ,
GOA STATE
Reg. No. 67/95
Expiry Dt
6/3/18
GOVT. OF GOA (INDIA)
NOTARIAL
NOTARIAL

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

436321

Serial No. 656 Place of Vend Panaji, Date 20/2/18

Value of Stamp Paper 500-

Name of Purchaser V. Dharwadkar

Residence Mapusa Name of Father

Purpose

Sign. of Vendor Sign. of Purchaser

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

NOTARY D. S. PETKAR BARDEZ, GOA STATE Reg. No. 67/95 Expiry Dt 6/3/18 GOVT. OF GOA (INDIA)

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

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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) (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.

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(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 ~~19th~~ 21st 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.

Verified by me at ~~19th~~ 21st February, 2018

Mr.Satish Govind Dharwadkar
Deponent

Identified by:
DL NO. GA 03 20140001023
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

NOTARY D. S. PETKAR BARDEZ, GOA STATE Reg. No. 87/95 Expiry Dt 6/3/18 GOVT. OF GOA (INDIA)
NOTARIAL NOTARIAL

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