



गोवा GOA

2186 Place of Vendor (Vasco). Date of sale 27/7/18 374758
 Name of the Vendor: Dhanu S. Lotlikar (Vishwasurya)
 Licence No.: JUD-STP-141/174. Value of Stamp.....
 Name of Purchaser: Dhanashree Estates Pvt Ltd
 Father's Name:
 Purpose: Trans. Party.....
 There is no other stamp paper for the value of.....
 All the stamp papers for the completion of the sale attached
 Signature of Vendor: Signature of Purchaser:



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pradip Jaisingrao Pawar, Managing Director of M/s Dhanashree Estates Pvt Ltd, promoter of the project named "Dhanashree Crown" duly authorized by the promoter of the proposed project, vide their resolution dtd:- 21.06.2018; I, Mr. PRADIP J. PAWAR son of Jaisingrao Pawar, aged 56, 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:

Cont pg 2/-

Handwritten mark

- (1) That I/promoter have a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the deed of sale between previous land owner and me / promoter for development of the real estate project is enclosed herewith.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/08/2024.
- (4) That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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, if applicable.
- (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 this 27th day of July 2018 at Vasco Da Gama, 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 on this 27th day of July 2018 at Vasco Da Gama, Goa.



Deponent



EXECUTED BEFORE ME
BY Mr. Pradyip Paswan
known to me
WHICH I ATTEST

A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7, First Floor
Chase Chambers,
Vasco-da-Gama, Goa-403 802
Reg. Ser. No. 153/2018
Date 27/7/18