

FORM 'II'
[See rule 3(6)]

**Affidavit cum
Declaration**

Affidavit cum Declaration of **Mr. VINAY KANJANI** Authorized Partner of **KTR PROMOTERS LLP**, promoter of the project named "**HARBOUR HEIGHTS 1**" duly authorized by the promoter of the proposed project,

I, **Mr. VINAY KANJANI** Son of **Mr. RAJESH KANJANI**, major of age, duly authorized by of **KTR PROMOTERS LLP**, the promoter of the proposed project do here by solemnly declare, undertake and state as under:

(1) That promoter have a legal title Report to the land on which the development of the project is proposed

OR

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.



1. That the Project land is free from 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
2. That the time period within which the project shall be completed by the promoter from the date of registration of project is **30/09/2027**.
3. (a) For new projects: That seventy per cent of the amounts realized by the 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 realised 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.

4. That the amounts from the separate account shall be withdrawn in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.

5. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



That the promoter shall take all the pending approvals on time, from the competent authorities.

7. That 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.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Solemnly affirmed on 23rd day of August 2024.


Mr. VINAY KANJANI
Deponent


Verification

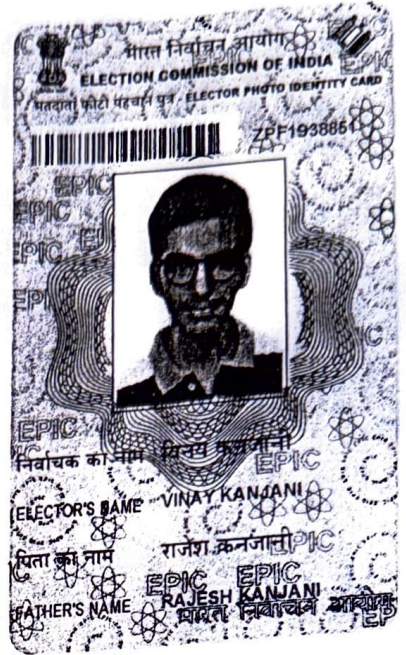
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Goa on this 23rd day of August 2024.



BEFORE ME
Mr. Gajanan K. Korgaonkar
Advocate & Notary Public
Mapusa (Bardez), Goa
Sr. No. 6051
Date:- 23.08.2024


Mr. VINAY KANJANI
Deponent



ARY
IANANK.
ONKAR
OF BARDEZ
O.353/14
expires on)
12/2029
(INDIA)

Bayan

लिंग / Sex: पुरुष / Male ZPF1938851
जन्म तिथि / आयु / Date of Birth / Age: 18/10/2000
पता: (1) लोक अयुक्त कार्यालय परिसर (उत्तर) नरगाव
हिरस, भोपाळ, मध्य प्रदेश, जिला खण्डवा (म.प्र.)
462001
Address: 31, LOK AYUKT OFFICE PARISAR IN
NORTH IDGAH HILLS, BHOPAL, TEHSIL
HUZUR, DISTRICT BHOPAL (M.P.) - 462001
Date: 23/01/2019
निर्वाचक रजिस्ट्रार अधिकारी
Electoral Registration Officer
विधान सभा निर्वाचन क्षेत्र संख्या और नाम: 50, भोपाल उत्तर
Assembly Constituency No & Name: 50, Bhopal Uttar
भाग संख्या और नाम: 37-46-Gah Hills
Part No and Name: 37-46-Gah Hills
नोट / Note:
1. इस कार्ड को धारण करने वाले से हर कार्यवाही होती है कि आप वर्तमान निर्वाचक तालिका में निर्वाचक हैं। (कृपया अपने कार्य प्रत्येक चुनाव से पहले वर्तमान तालिका में जांच लें।)
2. इस कार्ड में उल्लिखित तथ्यांक को निर्वाचक तालिका में प्रमाण के अलावा अन्य किसी भी प्रसिद्धि में आयु के प्रमाण के रूप में नहीं माना जाएगा।
Date of birth mentioned in this card shall not be treated as a proof of age or date of birth for any purpose other than registration in electoral rolls.