भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

751674

Serial No 276 Place of Vendor, Panaji Date 17/10/22
Value of Stamp Paper
Name of Purchase Adwalpalkar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser

NOTARY
Amardeep N. Valvaikar
Bardez-Goa
Reg. No. 409
Exp. 07-03-2029
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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./~~Ms.~~ MAHESH RAMAKANT ADWALPALKAR Director/ uthorised representative of ADWALPALKAR CONSTRUCTIONS & RESORTS PVT. LTD. promoter of the project named STATEMENT VILLAS ~~/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. ..... dated .....;~~

I, Shri. MAHESH RAMAKANT ADWALPALKAR son /~~daughter~~ of RAMAKANT ADWALPALKAR aged 68 Indian national, ~~Promoter of the proposed project~~ /duly authorized by the land Owner Madhuram Sridhar 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

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 is 30/05/2027

(4) (a) For new projects:

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.

(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 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, 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 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 22rd Day of May 2024 at Porvorim, Goa.

Deponent

Identified by Aadhar card No. [redacted]

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Mr. Mahesh A. Walpalkar
WHO IS IDENTIFIED BEFORE/ME
BY Aadhar No. [redacted]
WHOM I KNOW
SERIAL NO. 159/2024 DATED 22/05/2024

Amardeep N. Valvaikar
Notary at Porvorim, Bardez
State of Goa (India)
Reg. No. 409

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 Porvorim, Goa on this 22rd Day of May 2024.

Deponent

Identified by Aadhar card No [redacted]

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Mahesh A. Valvalkar
WHO IS IDENTIFIED BEFORE/ME
BY [redacted] (Aadhar Card)
WHOM I KNOW.
SERIAL NO. 160/2024 DATED 22/05/24

Amardeep N. Valvaikar
Notary at Porvorim, Bardez
State of Goa (India)
Reg. No. 409