

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. Manish Sharma Project Manager of the project named *Orish* Assagao, /duly authorized by the promoter of the proposed project, vide its/his/their authorization No. V.P./Ass./Q020-21/1443 dated 26.12.2020; Appointed vide company resolution dated 21/02/2019 (Promoter: *Mrs. Mung* Botique Homes Pvt. Ltd.).

I, Sh. Manish sharma son/ of Lt. Hari Om Sharma aged *34* 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. 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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 25/2/2024
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—
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

Manish Sharma



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 22nd day of March 2021 at Mapusa.

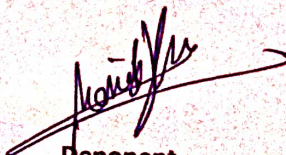

Deponent

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 Mapusa on this 22nd day of March 2021

Aadhar Number : 2196-2596-7568
PAN Card. DJX PS7 802 F


Deponent

Witness: 1

Ritesh Kushwaha

H.no. 264/212, savlem, pileme, North - Goa

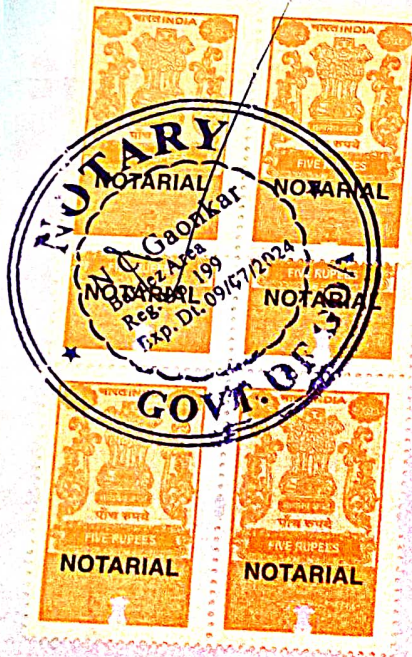
Ritesh

Witness: 2

Shrinivas Mourya

Zorri waddo, Mapusa Goa.

श्रीनिवाश मौर्या



Solemnly affirmed
Before me

N. C. Gaonkar

N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa

Sr. No. 6942 / 2024

22 MAR 2021