



गोवा GOA

Serial No. 3629 Place of vendor, Panaji-Goa Date: 09/10/18

484554

Value of stamp paper: 500/-

Name of purchaser:

Name of Father:

Residence:

Purpose:

Transacting

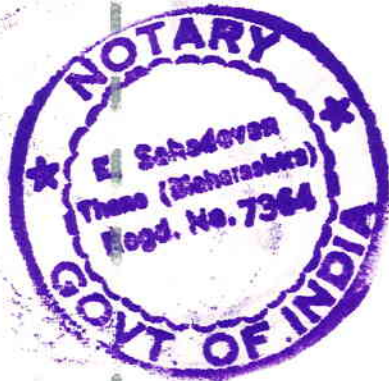
Parties:

Sign. of vendor

Francis X.J.D.R. Vaz

Licence No. AC/STP/VEN/01/2017

Sign. of purchaser



FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of M/S ISPRAVA VESTA PRIVATE LIMITED through its Authorized Signatory Mr. Vishal Subhedar, promoter of the project named "**CASTELLO VADDO**" duly authorized by the promoter of the proposed project, vide its Board Resolution dated 27<sup>th</sup> September 2018;

V. Subhedar

I, Mr. Vishal Subhedar, son of Mr. Laxman Subhedar, aged about 45 years, Occupation: Service, Indian National, residing at 17/3, Laxmi Niwas, Gokhale Road South, Dadar West, Mumbai 400028, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

(2) The promoter has obtained loan from M/s, Bhishma Realty Ltd by executing a Deed of Simple Mortgage (without possession) dated 28th March, 2018. The said Deed of Simple Mortgage (without possession) dated 25/03/2018, is registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-01616-2018, CD No. BRZD797 on 05/04/2018;

(3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 30-06-2021

(4) That seventy per cent of the amounts realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

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

(8) 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.

(9) That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) 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.





Solemnly affirmed on Dated 30/11/2018

V. L. Subhakar  
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 Mumbai on Dated 30/11/2018

V. L. Subhakar  
Deponent



BEFORE ME  
K. SAHADEVAN  
ADVOCATE & NOTARY  
GOVT OF INDIA

3 DEC 2018

NOTED & REGISTERED	
Sr. No. 204	Page No. 16
Book No. 56	Date: 3 DEC 2018

