

FORM 'II'  
[See Rule 3(6)]  
Affidavit cum Declaration



महाराष्ट्र MAHARASHTRA

2019

AS 919588

सं. नं. १६६९ दि. २९.७.२०२० यश  
विक्री ठिकाण: स्वपोली, ता. खालापूर, जि. रायगड  
नाव:- श्रीमती शर्मिष्ठा शिंदे  
वतीने:- श्रीमती रा.  
व.व. मोडेल



सौ. वैशाली विवेक नोडक  
स्टॅम्प कॅन्डॉर स्वपोली  
परवाना क्र. ४/९९/२०००

५००५९२ ५००८  
५००८



FORM 'II'  
[See rule 3(6)]  
Affidavit cum Declaration

Stamp : Rs.500=00  
Date : 29/07/2020

Before The Notary Public.

Sharmista



Affidavit cum Declaration of Mrs. Alpesha Ashok Patil authorized signatory in Isprava Vesta Private Limited, the promoter of the project named "AURELIA VADDO" vide its authorization dated 19<sup>th</sup> May 2020;



I, Mrs. Alpesha Ashok Patil Daughter of Mr. Ashok Patil, aged 29 years, Occupation: Service, Indian national, duly authorized by Isprava Vesta Private Limited, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

M/s Casa Luxury Realty Seven LLP & M/s Casa Luxury Realty Eight LLP 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 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 the promoter from the date of registration of project is **31<sup>st</sup> March 2023**.

4. (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 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) (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 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



*Handwritten signature/initials*



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.

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, on any grounds.

Solemnly affirmed on 29<sup>th</sup> day of July, 2020 at Khopoli.

**The identity of Executant/s**

Alpesha Ashok pati  
is verified on the basis of .....  
Aadhar No.  
5911 8437 5747



**(Mrs. Alpesha Ashok Patil)**  
Deponent

I know the Deponent

**AFFIDAVIT**

Solemnly affirmed & Executed before me  
By Shri/Smt. Alpesha Ashok pati  
R/of. shri.yeg. bul, chinchavali, khopoli  
Tal. khelapur., Dist. Raigad  
Who has been identified  
By Shri/Smt. Tejas Madhukar Dalvi  
Whom I know personally is verified on the  
Date : 29/07/2020 basis of Aadhar No. 3189 5038 5994

( Mr. Tejas Madhukar Dalvi )

NOTED & REGISTERED  
At Sr. No. 173 / 2020

29 JUL 2020



**BEFORE ME**  
SANTOSH K. KOLAMBE  
NOTARY, GOVT. OF INDIA  
Khopoli Tal. Khelapur, Dist. Raigad  
Reg. No. 16214

**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 Khopoli on this 29<sup>th</sup> day of July 2020.

*Alpesha*

Mrs. Alpesh Ashok Patil  
Deponent

*[Signature]*  
**BEFORE ME**

**SANTOSH K. KOLAMBE**  
**NOTARY, GOVT. OF INDIA**  
Khopoli Tal. Khalapur, Dist. Raigad  
Reg. No. 16214

**29 JUL 2020**

