



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. HEMANT SAHNI**, Designated Partner of M/s **PERFECTIO PANACEA LLP**, promoter of the project named "**LA SEREIN**" duly authorized by the promoter of the proposed project, vide its authorization dated 02/01/2023;

I, **Mr. HEMANT SAHNI** Son of Late **Mr. V.K. Sahni**, aged 46 years, designated partner of M/s **PERFECTIO PANACEA LLP**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That I/promoter have a legal title Report to the land on which the development of the project is proposed
2. That the Project land is free from encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **30/04/2026**
4. (a) For new projects: That seventy percent of the amounts realized by the promoter for the real estate project from the allottees, from time to time,

NOTA
A. M. NE
BA
STATE
Fuged
GO

NOTA
A. M. NE
BA
STATE
Fuged
GO

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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.
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. at 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 17th day of April 2023.


Mr. HEMANT SAHNI
Deponent

Verification

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

Verified by me at Goa on this 17th day of April 2023.


Mr. HEMANT SAHNI
Deponent

(Holder of bearing no. 756075105 of 2017)
Signed by



Solemnly affirmed before me by the
Deponent who has been identified
before me by D. L. G. S. S.
Known to me personally
at Mangalore on 17/04/2023
Goa

A. M. Redkar

A. M. REDKAR
B.A.L.L.B.
NOTARY
State of Goa
Reg. No. 1117/2023