



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 **Mrs. Amruta Rajendra Kamat** authorized signatory in **Isprava Vesta Private Limited** duly authorized by the promoter of the proposed project named "The Chapter: Volume 001", vide its/his/their authorization BR dated 5<sup>th</sup> July, 2021;

I, **Mrs. Amruta Rajendra Kamat** daughter of **Mr. Rajendra Anant Kamat** aged 37 Years, Indian national authorized signatory in **Isprava Vesta Private Limited**, duly authorized by the promoter 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

OR

**Lavaux Luxury Project One 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 the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances save and except Loan Agreement dated 16<sup>th</sup> December, 2021 executed between **Isprava Vesta Pvt. Ltd. (Lender)**, **Lavaux Luxury Project One LLP (Confirming Party)** and **Milky Investment and Trading Company (Lender)**:-

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 from the date of registration of the project is **31/10/2025**.

*Amruta*




(4)(a) For new projects: That seventy percent of the amounts realized 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 projects on the date of commencement of the Rules –

(i) That seventy percent of the amounts to be realized 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 realized 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.

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- (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 utilized 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

*Handwritten signature*



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 13th December, 2022

*Amruta*



**Mrs. Amruta Rajendra Kamat**

Deponent

(Authorized Signatory, Isprava Vesta Pvt. Ltd.)

*Amruta*



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 Bardez, on 13th December, 2022



*Amruta*



**Mrs. Amruta Rajendra Kamat**

Deponent

(Authorized Signatory, Isprava Vesta Pvt. Ltd.)



Executed Before Me  
Mapusa Dated 13/12/2022

*Ms. Madhumita*

Ms. Madhumita Avadhut Nayak Salatry  
LLB

NOTARY  
BARDEZ - TALUKA  
MAPUSA - GOA  
Reg. No. (371)  
Sr. No.

7504/2022