गोवा GOA

Serial No. 7433

20/9/24 Sinari Developers

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NOTARY
Shrinand Virendra Dangi
Reg. No. 10/2023
Expiry of the Year
Exp. on 31/12/2024
GOVT. OF GOA (INDIA)

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. DINESH DINKAR SINARI** Partnerin **SINARI DEVELOPERS,** duly authorized by the promoter of the proposed project named **" SINARI HEIGHTS"** , vides its/his/their authorizationdatedNA;

I, **Mr. DINESH DINKAR SINARI** , son of Dinkar Sinari , aged 53 Years, Indian National,Partner in **SINARI DEVELOPERS,** 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.

AND

alegally 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 enclosedherewith.

(2) That the project land is free from all encumbrances. -

(3) That the time period within which the project shall be completed by me/promoterfrom the date of registration of project is **31/08/2025**

(4) (a) For new projects: That seventy per cent 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 thatpurpose.

(b) For ongoing project on the date of commencement ofthe Rules—

(i)That seventy per cent of the amounts to berealized 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 thatpurpose.

OR

(ii)That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shallbe 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 theproject.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(7) That I/the promoter shall take all the pendingapprovals 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 ofthe 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 theAct.

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot orbuilding, as the case may be.

Solemnly affirmed on 20th August, 2022

Mr. DINESH DINKAR SINARI
Deponent

Shivprasad V. Manerker
Panaji
Reg. No. 1071/09
Entire State of Goa
Exp. dt. 10/06/2024
NOTARY GOA (INDIA)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material hasbeen concealed by me therefrom.

Verified by me at Panaji on 20th August , 2022

Mr. DINESH DINKAR SINARI
Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Shri. Dinesh Dinkar Sinari
REG. No. 7831 DATED 20/8/22

SHIVPRASAD V MANERKER
NOTARY AT PANAJI
ENTIRE STATE OF GOA

Shivprasad V. Manerker
Panaji
Reg. No. 1071/09
Entire State of Goa
Exp. dt. 10/06/2024
NOTARY GOA (INDIA)