गोवा GOA

504194

Serial No. 21720 Place of Vend MARGAO Date: 15/12/18

Value of Stamp Paper: 500/-

Name of Purchaser: Madanant Constructions Goa Pvt Ltd

Residence: Margao Name of Father:

Purpose: Affidavit } Transacting Parties

As there is no one single paper for the value of Rs.....
Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.
Ermelinda Alacoque Dias
Shop No. C-16, SGPDA Market,
Lic No JUD/VEN-Lic/2006/AC-I

Signature of Purchaser

NOTARY
V. V. SUKHTHANKER
Reg. No.: 7286
MARGAO-GOA
EXPIRY DATE:
04/12/23
STATE OF GOA
GOVT. OF INDIA

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudin N Verenkar Director in Madanant Constructions Goa Pvt Ltd being the promoter of the project named "GOGOL VISTA-B" duly authorized by Madanant Constructions Goa Pvt Ltd, the promoter of the proposed project vide its authorization dated 15.12.2018.

I, Mr. Sudin Naguesh Verenkar son of Mr. Naguesh Verenkar aged 54 yrs, Indian National, Director in Madanant Constructions Goa Pvt Ltd duly authorized by Madanant Constructions Goa Pvt Ltd, 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

have/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 all 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 me/promoter from the Date of registration of project; is 30/06/2022;

(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 that purpose.

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

(i)That seventy per cent 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.

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

(10) That I/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 15th day of December, 2018

For Madanant Constructions Goa Pvt Ltd

Mr. Sudin Naguesh Verenkar
Director
Deponent

NOTARY Reg. No. 1286 V.V. Sukhthankar

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 Margao-Goa on 15th day of December, 2018

For Madanant Constructions Goa Pvt Ltd

Mr. Sudin Naguesh Verenkar
Director (R/O. H. NO. 378/D-1 Ward-IV, Cavorim-Volly III Chandor, Salcete, South Goa - 403714)
Deponent

NOTARY
V.V. SUKHTHANKER
Reg. No.: 7286
MARGAO-GOA
EXPIRY DATE: 04/12/23
STATE OF GOA
GOVT. OF INDIA

EXECUTED BEFORE ME
WHICH I ATTEST

V.V. SUKHTHANKER
NOTARY
MARGAO-GOA
State of Goa (India)
Reg. No. 8274/18
Date 15/12/2018