

महाराष्ट्र MAHARASHTRA

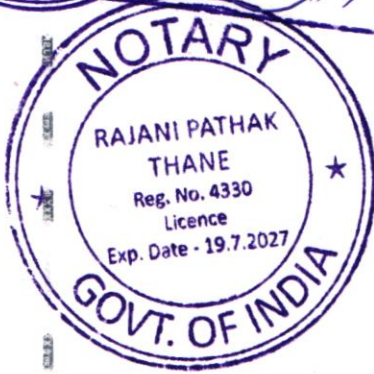
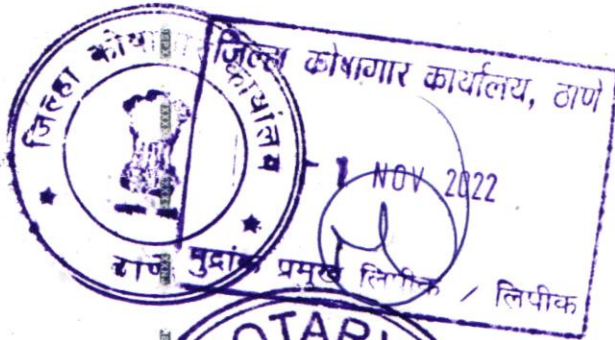
जोडपत्र - २

2022

BS 733755

मुद्रांक विक्री नोंदवली
अनुक्रमांक 137111

दिनांक 10 NOV. 2022



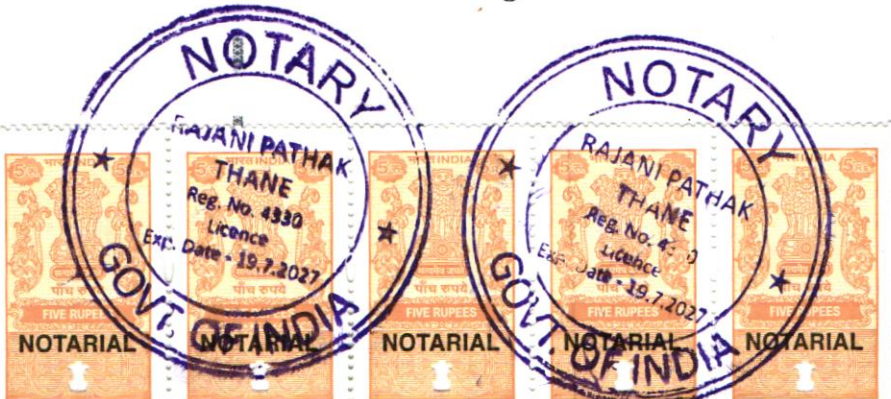
दस्तावाचा प्रकार -
दस्त नोंदणी करणारा आहे का ?
नेमककदीचे थोडक्यात वर्णन -
मुद्रांक विक्रीत घेण्याच्यावे लाग -
हस्त असल्यास त्याचे नांव,
पत्ता व सही
दस्तावा एकाकालाचे लाग -
मुद्रांक शुल्क स्विकार - 100/500
मुद्रांक विक्रीसाठी सही - (बि. वि. वि. य. मांजरेकर)
मुद्रांक विक्रीचे ठिकाण/पत्ता - जंगल हिरॉक्स/टायपिंग सेंटर
रुक्मिणी नं. १४, भवानी मार्केट, कलेक्टर ऑफीस जवळ,
ठाणे (प.) - ४०० ६०९.
परवाचा मुद्रांक क्रमांक - ९२०९०९०



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यासुद्धा ६ महिन्यांत वापरणे बंधनकारक आहे.

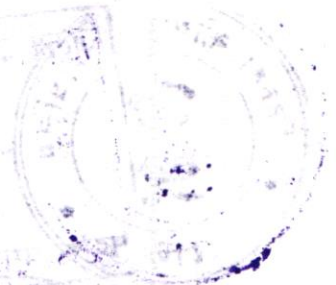
AFFIDAVIT CUM DECLARATION

I, Shri Vijay Kumar Khowala, S/o Mr. Puranmal Khowala, Age 64, Indian National, the Director of Prescon Homes Pvt. Ltd, having Office at 207, Second Floor, Edcon Mindspace, Behind





5 - ~~संशोधन~~





Campal Trade Center, Campal, Panaji Goa. 403001, the Promoter of the proposed project "Building A 1", "Building A 2" and "Building B 1", do hereby solemnly affirm, declare, undertake and state as under:

1. I say that I am the Director of Prescon Homes Pvt. Ltd.
2. The Promoter of the proposed project is developing the Project in the name and style known as "Building A 1", "Building A 2" and "Building B 1", forming part of the sub divided and provisionally approved Plot bearing independent Survey No. 8/1-D-1 admeasuring 30570 Square metres forming part of bigger larger property known as "TOLLEM E OITEIRO DE AGALI" or " AGAYE" situated at Village Azossim-Neura, Village Panchayat, Taluka Tiswadi, Registration Sub-District of Ilhas, North Goa District, State of Goa.
3. That the Promoter has a legal title to the land on which the development of the proposed project is to be carried out.
4. That there are no Litigations pending on the said Project Land.

Handwritten signature





5. That the time period within which the project shall be completed by Promoter from the date of registration of project is 31/07/2025.

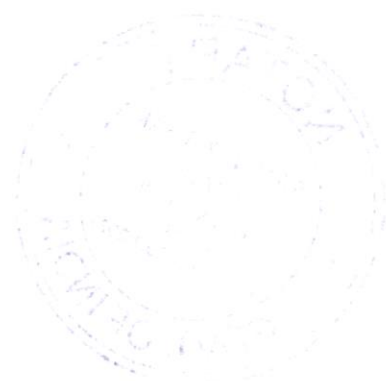
6. That Seventy per cent (70%) of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be exclusively for the purpose as aforementioned.

7. 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.

8. That the Promoter shall get the accounts audited within six months after the end of every Financial year by a qualified Chartered Accountant, and shall produce a statement of Accounts duly certified and signed by such qualified Chartered Accountant, and it shall be certified during the audit that the amounts collected for a project have been utilized for the project and the withdrawal

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has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the Competent Authorities.

10. 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 changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed under the rules and regulations made under the Act.

12. 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.



Solemnly Affirmed on this

11th Day of November, 2022, at Thane.

DEPONENT







VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct to my knowledge and belief.

Verified by me at Thane on 11th day of November, 2022.

DEPONENT



NOTARISED

Rajani Pathak
B.Sc., LL.M.
NOTARY

Ground Floor, Medha House,
Behind Aadarsh Sanskar Kendra/Garden,
Oppo. Rationing Office, Court Naka, Thane.
Mob. No. 9930538766 / 9821138766



NOTED & REGISTERED
Sr. No. C1636/2022

11 NOV 2022



NOTARIAL



Notary Public

My commission expires on the 1st day of January, 1900.

WITNESSES

Notary Public

