

Phone No:
Sold To/Issued To:
Anil Dhirubhai Patel
For Show/ID Proof:
Self

Stamp of the Government of India, Ministry of Housing and Urban Affairs, New Delhi.



₹ 0000500/-
361633 1880010230073-051488
381833 47/2013

FROM 'II'
Affidavit cum Declaration

Affidavit cum Declaration of M/s. Urbanzen Properties LLP a Partnership firm, through its authorised Partner Mr. Anil Dhirubhai Patel, promoter of the project named "Villa Segara".

I, Mr. Anil Dhirubhai Patel, Age 64 years, Adult, Occupation Business, Residing at Gunrock Enclave, Plot No 110, Road No 5, Secunderabad, Hyderabad, Andhra Pradesh, - 50009, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title report to the land on which the development of the project is proposed

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

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31-03-2026.

(4) (a) For new projects: That seventy per cent of the amounts realised 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 realised 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



ATTESTED

C. SAMUEL, B.Sc., LL.B.
ADVOCATE & NOTARY
1-7-637, Shastri Nagar,
Ramnagar, HYDERABAD
Ph: 9302031034

(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 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.

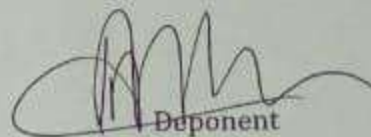
Solemnly affirmed on Dated 28/03/2023

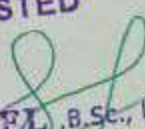

Deponent

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 Hyderabad on Dated 28/03/2023


Deponent

ATTESTED

C. SAMUEL, B.Sc., LLB
ADVOCATE & NOTARY
1-7-637, Shastri Nagar,
Ramnagar, HYDERABAD
Ph: 9893031034



28 MAR 2023