



गोवा GOA

Date 22/11/21 Sr. No. 968 Value Rs. 500
Name of Purchaser Kanava Vesta Pvt Ltd
Resident of Vagator
Place of Vendor Pa. dju
Licence No. AC/STP/VEN/102/2003
Sign. of Vendor [Signature] Sign. of Purchaser [Signature]

649725



FORM II
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Shaveof

Affidavit cum Declaration of Ms. Amruta Rajendra Kamat, Legal Manager in Isprava Vesta Private Limited, the promoter of the project named "REGATO VADDO", vide Board Resolution dated 5th July, 2021;

I, Ms. Amruta Rajendra Kamat, daughter of Mr. Rajendra Anant Kamat, 36 years of age, r/o Panaji, Goa, Indian national, duly authorized by Isprava Vesta Private Limited, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Isprava Luxury Realty Four 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 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 encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31st March 2024**.
4. (a) For new projects: That seventy per cent 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 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 the promoter for the real estate project from the

Amruta

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 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 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) (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.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. 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 said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Handwritten signature

10. 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, on any grounds.

Solemnly affirmed on 22nd day of November, 2021 at Mapusa.

Amruta

Ms. Amruta Rajendra Kamat
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 Mapusa on this day 22nd of November, 2021.

Amruta

Ms. Amruta Rajendra Kamat
Deponent



Executed Before Me
Mapusa Dated 22/11/2021

Ms. Madhumita

Ms. Madhumita Avadhut Nayak Salatry
LLB

NOTARY
BARDEZ TALUKA
MAPUSA - GOA
Reg. No. (371)
Sr No 7496/2021