

गोवा GOA

978572



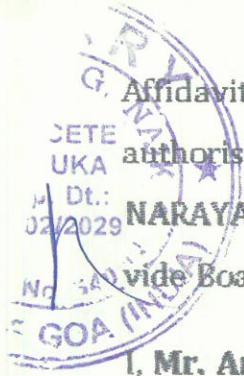
3707
BETWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2003/AG
R. AGUIAR, MARGAO
Place: Date: 6/1/25
No. of Stamp Paper: 500
Name of Purchaser: Nandan R. Ramat
Name of Father: _____
Purpose: _____ Transaction Party: _____
Signature of Stamp Vendor: _____
Signature of Stamp Purchaser: _____

FORM 'II'

[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration



Affidavit cum Declaration of M/s. Jyoti Realtors Private Limited through its authorised director **Mr. Anupam Narayan Lawande**, of the project named **LAXMI NARAYAN APARTMENTS** duly authorized by the director of the proposed project, vide Board Resolution No. **04 January 2025**.

I, **Mr. Anupam Narayan Lawande** son of **Hanuman Narayan Lawande** aged **38** years, Businessman, Indian National, residing at **House No. 1269 Jyoti, Fatorda, Margao, South Goa -403601** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

(1) That promoter has a legal title Report to the land on which the development of the project is proposed OR 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 promoter from the date of registration of project is **15/01/2030**.

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

OR

(ii) That entire amounts to be realised hereinafter by 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 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 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.

(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.

Solemnly affirmed on 7th day of January 2025 at Margao.


M/s. Jyoti Realtors Pvt. Ltd.
Mr. Anupam H. Lawande
Director
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 Margao on this 7th January 2025.



Solemnly affirmed before me by
Shri/Smt. Anupam H. Lawande
Who is identified before me by
Shri/Smt. [Redacted]
Who is personally known to me
on this 8th day of Jan. 2025


SANTOSH G. NAIK
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
Reg. No. 129/2025
Date 08-01-2025

JYOTI REALTORS PVT. LTD.

Engineers, Builders & Real Estate Developers

CIN : U45201GA1995PTC001887 GSTIN : 30AABCJ3102A1ZS

Damodar Chambers, 1st Floor, Isidorio Baptista Road

MARGAO - 403601 - GOA

Tel.: 0832-2730150 Mob.: 9623770695, 9850459003

Email : ahlawande@hotmail.com

AUTHORIZATION LETTER

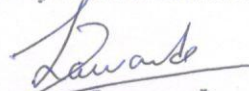
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN BOARD MEETING OF JYOTI REALTORS PRIVATE LIMITED AT THEIR REGISTERED OFFICE SITUATED AT DAMODAR CHAMBERS, 1ST FLOOR, ISIDORIO BAPTISTA ROAD, MARGAO, GOA, India, 403601, ON 04th DAY OF JANUARY, 2025 AT 11:00 A.M.

"RESOLVED THAT, the Board of Directors hereby authorizes Mr. Hanuman Narayan Lawande or Mr. Anupam Hanuman Lawande to apply for RERA Registration pursuant to the Real Estate (Regulation and Development) Act, 2016 ("RERA") on behalf of the Company for all its real estate projects. He is further authorized to act as signing authority to sign, execute all necessary documents, agreements and undertakings as and when required for the purpose of Registration of Project under RERA and other related purposes.

And to do all acts, deeds, matters and things as the authorised signatory deem fit, proper and necessary in respect of the projects and/ or incidental for the power mentioned herein above or connection herewith.

"RESOLVED FURTHER THAT, a certified copy of this resolution be provided to Mr. Hanuman Narayan Lawande and Anupam Hanuman Lawande for their records.

For JYOTI REALTORS PRIVATE LIMITED


Anupam Lawande
Director
DIN: 01677226
Date: 4/01/2025
Place: Margao Goa