



गोवा GOA

707724



Serial No. 2832 Place of vend MAPUSA Date 15/07/2022
Value of Stamp Paper 500
Name of Purchaser V. Sengodkar Dharwadkar
Residence at 11/11/11 Son/Wife of Sengodkar Dharwadkar
As there is no single stamp paper for the value
Value of Rs 500 Additional stamp papers for the
Completion of the Value is attached along with.
Purpose 11/11/11
Signature of Vendor 11/11/11
I, No. 22 (R.R.P. Dessai)

Transacting Parties
Signature of 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 Mr. Vijay Vassudev Prabhu Dharwadkar, duly authorized by the promoter of the proposed project named "Casa Braganza", vides its/his/their authorization no. N.A. dated 15th July, 2022;

I, Mr. Vijay Vassudev Prabhu Dharwadkar son of Mr. Vassudev Anant Prabhu Dharwadkar aged 63 Years, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

V. Sengodkar Dharwadkar

- (1) That I/promoter have/has a legal title Report to the land on which the development of the Project is proposed

AND

- (2) 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.
- (3) That the project land is free from all encumbrance.
- (4) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/10/2026
- (5) (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.
- (6) 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.



(7) 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(8) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(9) 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.

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

(11) 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 15th July, 2022



Mr. Vijay Vassudev Prabhu Dharwadkar
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 15th July, 2022



Mr. Vijay Vassudev Prabhu Dharwadkar
Deponent

Holder of Aadhar Card
no. [redacted]
issued by [redacted] (Signature)



Solemnly affirmed before me by the
Deponent Who has been identified
before me by Adhar card self
Known to me personally
at Mapasa on 15/07/2022

A. M. REDKAR
B.A.LLB
NOTARY
State of Goa
Reg. No. 1893/2022

Mr. Vijay Vasudev Prabhu Dharwadkar
Deponent

Verification

The contents of my above Affidavit Declaration are true and correct and nothing
material has been concealed from me

Verified by me on 15th July, 2022

Mr. Vijay Vasudev Prabhu Dharwadkar
Deponent