



महाराष्ट्र MAHARASHTRA

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AH 324682

6873 देवदत्त ठो  
वसुधा ठो  
Affidavit cum Declaration  
Nucleo Rec-Lec  
27 MAR 2018

महाराष्ट्र नैऋत्यिक  
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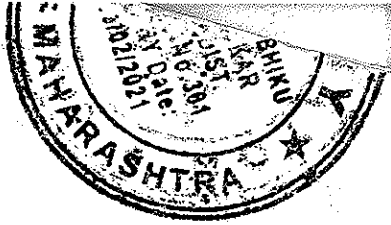
FORM 'I'

[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. Hemant Dattaji Naiknavare, a director of  
Naiknavare Constructions Private Limited, promoter of the project name



Esmerlda Project II duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 07/02/2018, do hereby solemnly declare, undertake and state as under :

1. That the Promoter has a legal title Report to the land on which 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 Sale Deed between erstwhile owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of ESMERLDA Project-2 is as under:

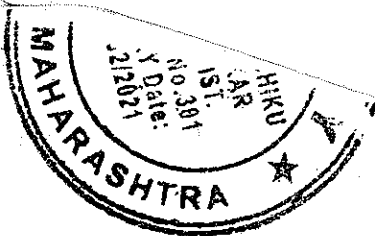
Sr. No	Name of Residential Building	Date of Completion
1	A	30 <sup>th</sup> June 2019
2	B	30 <sup>th</sup> June 2019
3	Residential Apartments & Shops in C	30 <sup>th</sup> June 2019
4	D	30 <sup>th</sup> June 2019
5	E	30 <sup>th</sup> June 2019
6	F	30 <sup>th</sup> June 2019
7	G	31 <sup>st</sup> March 2019
8	H	31 <sup>st</sup> March 2019
9	I	30 <sup>th</sup> June 2019
10	J	31 <sup>st</sup> December 2018
11	K	31 <sup>st</sup> December 2018

<b>Club House</b>	Date of Completion- 31 <sup>st</sup> December 2018
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<b>Plotted Development</b>	<b>Date of Completion</b>
1 to 23	31 <sup>st</sup> March 2019

<b>Commercial Building</b>	<b>Date of Completion</b>
	30 <sup>th</sup> June 2019

4. For ongoing project on the date of commencement of the Rules - That seventy per cent of amounts to be realized hereinafter by me/promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose accordance with Rules framed by State Government.



5. That the amounts from the separate account shall be withdrawn in accordance with Section 4(2) (J) (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 Disclosers 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 I 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 I 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 28<sup>th</sup> day of Wednesday 2018 at Pune.

  
Deponent

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and foregoing material has been concealed by me therefrom.

28/2/2018

  
Deponent



**Hemant Dattaji Naiknavare,**  
Director of Naiknavare Constructions Private Limited

**BEFORE ME**





DAMODAR B. KHALADKAR  
NOTARY, STATE OF MAHARASHTRA  
PUNE  
Noted and Registered  
at Serial Number,  
280/2018

