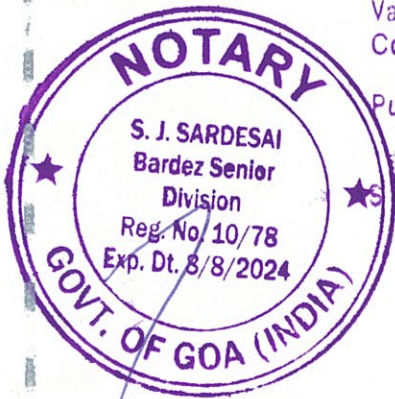


गोवा GOA

636048

Serial No. 16946 Place of vend MAPUSA Date 05/10/2021
Value of Stamp Paper 500
Name of Purchaser R. Nadkarni
Residence at Bardez Son/Wife of M. Nadkarni
As there is no single stamp paper for the value
Value of Rs. _____ Additional stamp paper for the
Completion of the value is attached alongwith



Purpose _____
Signature of Vendor
No. 22 (F.R.P. Dessai)

Transacting Parties
R. Nadkarni
Signature of Purchase

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./Ms. RAHUL NADKARNI partner of PN REAL ESTATE & DEVELOPERS & BUILDERS promoter of the project named duly authorized by the promoter of the proposed project named ADHIRAJ TUSCANY VILLA'S, vide its/his/their authorization No. 01 dated 05/10/2021;

R. Nadkarni

500



ONE HUNDRED

500

RS. 500

INDIAN NATIONAL BANK

836048

836048

Pay to the order of _____



FORM OF RECEIPT TO BE FILLED BY THE PAYEE OR BY A REPRESENTATIVE WHICH SHALL BE SIGNED BY THE PAYEE OR BY THE REPRESENTATIVE AUTHORIZED BY THE PAYEE.

THIS RECEIPT IS VALID ONLY WHEN IT IS SIGNED BY THE PAYEE OR BY A REPRESENTATIVE AUTHORIZED BY THE PAYEE. IT IS NOT VALID IF SIGNED BY ANY OTHER PERSON.

I, Shri. RAHUL NADKARNI son /daughter of MOHAN NADKARNI aged 45 Indian national, promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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 me/ promoter is 03/03/2025;

(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.~~


OR

~~(ii) That entire 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, 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 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.

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


Rmstodkarni

[Handwritten signature]

compliance requirements:

(A) That the promoter shall take all the banking approvals on time from the project

has been in compliance with the provision to the percentage of completion of the project for a financial project have been utilized for the project and the withdrawal

Accountant and it shall be verified during the audit that the amounts a statement of accounts duly certified and signed by such Chartered

and of every financial year by a Chartered Accountant and shall produce (B) That the promoter shall get the accounts audited within six months after the

Agency Rates of Interest and Disclosures on Working Rates 2012 Development) (Regulation of Real Estate Projects) Regulation of Real Estate with section 4 (2) (f) (D) read with rule 2 of the Real Estate (Regulation and

(2) That the amounts from the separate account shall be withdrawn in accordance project is less than the estimated cost of completion of the project

cost and shall be used only for that purpose and shall be maintained in a scheduled bank to cover the cost of construction and the land project from the amount from time to time shall be deposited in a separate account

(ii) That the promoter shall not be allowed to withdraw any amount for the land cost commission and the land cost shall be used only for that purpose

a separate account to be maintained in a scheduled bank to cover the cost of the real estate project from the amount from time to time shall be deposited in a separate account (ii) That the promoter shall not be allowed to withdraw any amount for the land cost

cost and shall be used only for that purpose

to be maintained in a scheduled bank to cover the cost of construction and the land project from the amount from time to time shall be deposited in a separate account

the promoter shall not be allowed to withdraw any amount for the land cost (B) (a) For new projects:

(3) That the time period within which the project shall be completed by the promoter

interest or name of any bank in or over such land, along with details that details of encumbrances including dues and litigation, details of any litigations

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

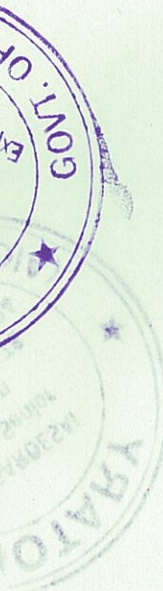
estate project is enclosed herewith

of the agreement between such owner and promoter for development of the land a legally valid attestation of title of such land along with an authenticated copy

development of the project is proposed

(1) That the promoter reserves a legal title to the land on which the of the proposed project do hereby jointly declare, undertake and state as under: Indian national, promoter of the proposed project duly authorized by the promoter

1. That the promoter reserves a legal title to the land on which the of the proposed project do hereby jointly declare, undertake and state as under:



(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 ~~have~~ 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 05th Day of October 2021 at ~~Panaji~~ ^{Mapusa} Panaji, Goa.

Pm Hindker nu

Deponent

Verification

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

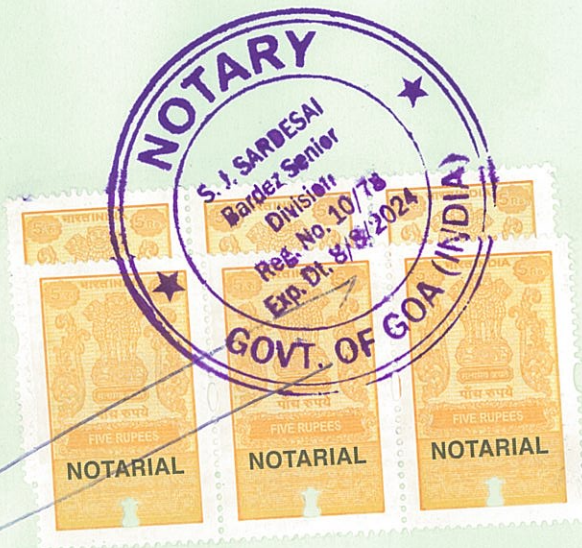
Verified by me at ~~Panaji~~ ^{Mapusa} Panaji, Goa on this 05th Day of October 2021.

Pm Hindker nu

Deponent

BEFORE ME - 5 OCT 2021
MAPUSA - GOA ON

S. J. Sardesai
S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA GOA



Reg. No. 9818/2021