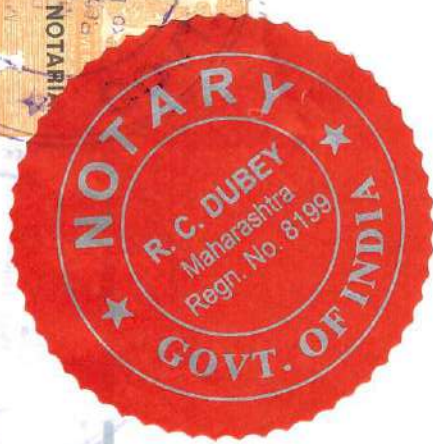




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प्रधान मुद्रांक कार्यालय, मुंबई  
प.म. नि.क्र. १००००९९  
- 9 FEB 2018  
सक्षम अधिकारी

FORM 'II'  
[See rule 3(6)]

श्री. दि. क. गवई

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

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of **Shri Mukul Pratapchandra Patel** promoter of the project named "**CHARVI REEMZ**" /duly authorized by the promoter (**M/S Harasiddh Constructions**) of the proposed project, vide its/his/their authorization No. NIL dated 05/02/2018; I, Shri Mukul Pratapchandra Patel son/daughter of Pratapchandra Bulakhidas Patel, aged 46 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:

*Mukul Patel*

015428

15 FEB 2018

**/Annexure-I**

**फक्त प्रतिज्ञापत्रासाठी / Only For Affi**

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक  
(Serial No./Date)

२) मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशांचा पत्ता व सही  
(Stamp Purchaser's Name/Place of  
residence & Signature)

Mukesh Patel

Sony 2018

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक  
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता  
परवाना क्रमांक ८००००११

मुद्रांक विक्रेचे ठिकाण/पत्ता: सौ. कांचन हर्षद बोंगाळे  
शां. नं. १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४०००५१  
शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर  
परणेसाठी मुद्रांक कागदाची आवश्यकता नाही.

(आपण आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी  
ही मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी  
वहिल्यात वापरणे बंधनकारक आहे



2018/02/15

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

OR

M/S Harasiddh Constructions have/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 me/promoter from the date of registration of project; is **31/03/2020**;

(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

*uppar*



percentage of completion of the project.

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

(8) 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.

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

(10) 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 \_\_\_ day of February 2018 at Mumbai.

21 FEB 2018



Deponent

FOR HARASIDDH CONSTRUCTIONS

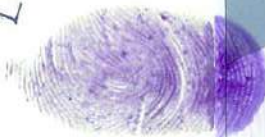
*Mukul Patel*

Partner

MUKUL PRATAPCHANDRA PATEL

Deponent

LHTL



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 Mumbai, on \_\_\_ day of February 2018

21 FEB 2018

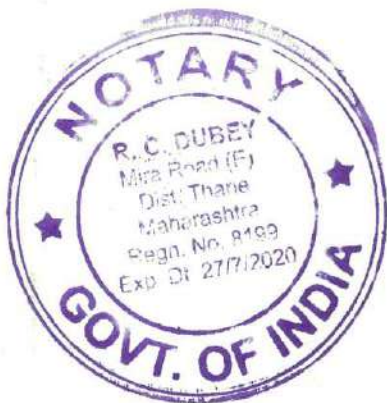
FOR HARASIDDH CONSTRUCTIONS

*Mukul Patel*

Partner

MUKUL PRATAPCHANDRA PATEL

Deponent



BEFORE ME

*R.C. Dubey*

R. C. DUBEY  
NOTARY  
Maharashtra  
(Govt of India.)

21 FEB 2018

Register SR. No.	385	21/21 2018
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