



गोवा GOA

Mohit Prabhudesai

592733

Licence No.: JUD/Ven-LIC/3/2018/AC-I/9439.

IT.Com Centre Shop No. A/G/7 'DEVRAI' Aquem, Margao, Salcete.

Serial No. 4960 Place of Vendor Margao Date. 10/11/2020

Value of Stamp Paper ₹ 500/-

Name of the purchaser Yogesh Naik

Fathers Name _____ Residence _____

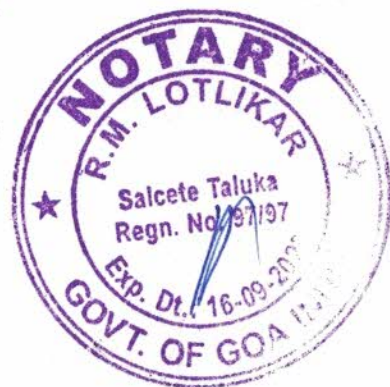
Purpose _____ Transacting parties _____

As there is no one single paper for the value of ₹ _____

Additional stamp paper for the completion of the value are attached along with

Desai
Stamp vendor Signature

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. Yogesh Yeshwant Naik Partner in SRE Estates Development, duly authorized by the promoter of the proposed project named "Supreme Colmorod County Building B", vides its/his/their authorization No. N.A. dated 10th November, 2020;



..2..

I, Mr. **Yogesh Yeshwant Naik**, Indian national Partner in **SRE Estates Development**, 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

OR

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 **31/12/2023**

(4) (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 amount 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.



...3...

(5) 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.

R. M. TOTLIKAR
ADVOCATE & NOTARY
MARGAO-GOIA
GOA

- (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.
- (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.

11/11 R
Solemnly affirmed on 10th November, 2020

Mr. Yogesh Yeshwant Naik
Deponent

Verification

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

11/11 9/1
Verified by me at 10th November, 2020

Mr. Yogesh Yeshwant Naik
Deponent

G. T. V



Solemnly affirmed before me by

Mr./Smt. Yashwanth Yashwanth

Who is identified before me by

Mr./Smt. Yashwanth Yashwanth

Who is personally known to me

12-11-2020 Yashwanth Yashwanth 11/11/2020

R. M. LOTLIKAR
ADVOCATE & NOTARY
MARGAO-GOA
(INDIA)

Yashwanth Yashwanth 43557W