

गोवा GOA



Serial No. 112 Place of Vend Panaji, Date 5/7/18  
Value of Stamp Paper 500  
Name of Purchaser Milind Kelekar  
Residence Panaji Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_  
Sign. of Vendor [Signature] Sign. of Purchaser \_\_\_\_\_

458692

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

↳ ENKAY DEVELOPERS

**Affidavit cum Declaration**

**ENKAY DEVELOPERS**

Affidavit cum Declaration of Mr. MILIND B. KELEKAR, duly authorized by the promoter of the project named MAGSONS TOWERS, vide its/his/their authorization Reg No. 441 dated 04-02-2019; I, Mr. Milind Kelekar, son of Bhalchandra Kelekar, aged 48, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I/promoter have a legal title Report to the land on which the development of the proposed project is to be carried out  
AND Name of the Promoter is ENKAY DEVELOPERS.  
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.

[Signature]

[Signature]  
SHASHIKANT V. NABAR  
Advocate & Notary  
Tiswadi, Taluka  
Panaji-Goa-403 001  
REG. No. 229



(2) 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 31/12/2021;

(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. OFFICIAL GAZETTE — GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767

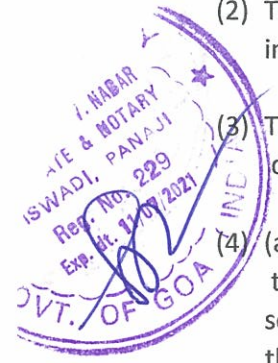
(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(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.



Solemnly affirmed on 5<sup>th</sup> day of June 2019 at Panaji-Goa

*[Signature]*  
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 on this 5<sup>th</sup> day of June 2019.

*[Signature]*  
Deponent

FOR PROMOTER ENKAY DEVELOPERS



Solemnly affirmed before me by  
Shri/Smt. *Mulind B. Kelkar*  
who has been identified by  
*PMN*  
Reg. No. *1847* Date *05/06/2019*

*[Signature]*

**SHASHIKANT V. NABAR**  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa.403 001  
Reg. No.229