

गोवा GOA

DATE 22/2/18 SR. No. 4233 VALUE 500/-

436421

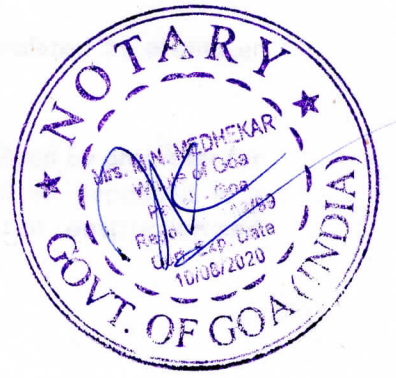
NAME OF PURCHASER Urbania Developers

RESIDENT OF Panvelin PURPOSE

PLACE OF VENDOR, PANAJI

VENDOR SIGN.
CHANDRAKANT PATIL
Lic. No. AC/STP/VEN/LIC/23/2004

PURCHASER SIGN



FORM 'II'
[Seerule3(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

[Handwritten Signature]

Affidavit cum Declaration of Shrinivas Nayak duly authorized by the promoters of the proposed project named "URBANIA VILLAS" Phase II , vide their authorization letter. dated: 12/02/2018 ; I, Shrinivas Nayak son of Pandurang Nayak Aged 44 years Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

(1) That promoter has a legal title Report to the land on which the development of the Project is proposed

OR

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 with in which the project shall be completed by promoter from the date of registration of project is 30th November 2018.

(4) (a) For new projects : That's even typercent of the amounts realized by 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 schedule 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's even typercent of the amounts to be realized herein after by 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 realized herein after by 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) (l) (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 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 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 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 22ND day of Feb 2018



Deponent

Verification

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

Verified by me at 22ND day of Feb 2018



Deponent

~~This document power of attorney agreement, affidavit is executed before me and I attest its execution~~
Reg. No. 1371 Date 22/02/18
at Panaji Tiswadi Goa.




MEERA-MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa
Cert Exp. Date 10/08/2020