



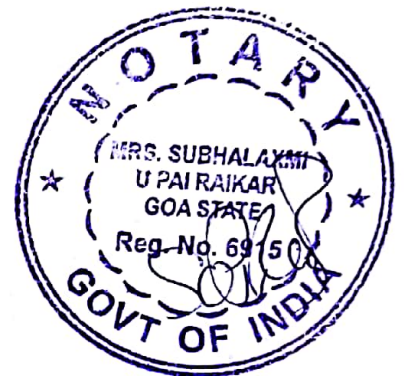
गोवा GOA

Date 26/12/18 Sr. No. 174 Value Rs. 500
 Name of Purchaser SAMMIT WAGLE
 Resident of _____
 Place of Vendor Panaji
 Licence No. AC/STP/VEN/102/2003

472964

Sign of Vendor

Sign of Purchaser

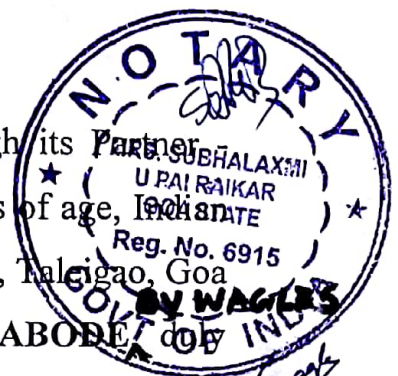


FORM 'II'
 (See Rule 3 (6))

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

Affidavit cum Declaration

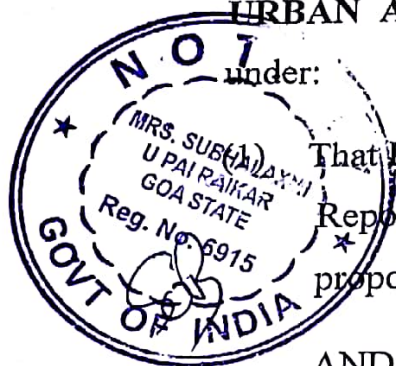
Affidavit cum Declaration of M/s. WAGLE'S through its Partner
 Mr. Sammit Wagle, son of Dr. Madhav Wagle, 28 years of age, Indian
 National, Business, residing at "Soukhya", Vodlem Bhat, Taligao, Goa
 - 403002, promoter of the project named URBAN ABODE,
 authorized by the promoter of the proposed project, vide its
 authorization dated 29.11.2018;



Sign of Vendor



I, Mr. Sammit Wagle, Partner and promoter of the proposed project ^{BY WAGLE'S} **URBAN ABODE**, do hereby solemnly declare, undertake and state as under:



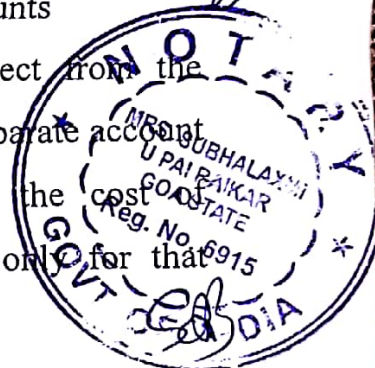
That I Mr. Sammit Wagle, Partner and promoter has a legal title Report to the land on which the development of the project is proposed.



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.
- (3) That the time period within which the project is completed by me/ promoter from the date of registration of project; is ³⁰ June 2021.
- (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 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



Y *[Signature]*

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) (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 utilized 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 subsection (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.

[Handwritten signature]



Solemnly affirmed on 26th day of December 2018 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 26th day of December 2018.

[Signature]
Deponent.



This affidavit / document is executed
Before me and I attest its execution.

[Signature]



MRS. SUBHALAXMI U PAI RAIKAR
ADVOCATE & CENTRAL GOVT. NOTARY
GOA STATE

- Off 1) C3 Skylark Apts.
Menezes Braganza Road
Panaji - Goa
Off 2) 1st Floor, Sindhur,
Swami Vivekanand Road,
Panaji - Goa

Reg. No. 6626 Date 26/12/18