



501156

Serial No. 454 Place of Vendor, Panaji, Date 16/1/18
Value of Stamp Paper: Dr. Jyanehwar Govekar
Name of Purchaser: _____ Name of Father: _____
Residence: _____ Transacting Parties: _____
Purpose: _____
Sign of Stamp Vendor: _____ Sign of Purchaser: _____
Mangala N. Karapurkar
License No AC/STP/NE/747/99

Form 'II'

[See Rule 3(6)]

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

..... 2.



Affidavit cum Declaration

Affidavit cum Declaration of M/s. Scholar Builders Private Limited promoter of the project named "CHAMUNDA RIVER PARK (Phase I) BLDG, A3, A4, A5,,B2, E1 & E2" at Tivrem Village Marcel, Goa duly authorized by the promoter of the proposed project, vide its/his/their authorization resolution dated 03/06/2016,

I, Shri.Dnyaneshwar P. Govekar son of Prabhakar Govekar aged 53, 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:

(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

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31/12/2022.

(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 and 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 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 the 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 rules 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 compliances 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 16th day of October, 2018, at Panaji Goa


Deponent

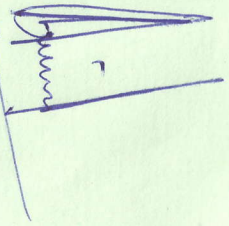
Verification

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 Goa, on this 16th day of October, 2018.


Deponent

Executed before me by
Dnyaneshwar Govelkary



ADV. ANANT C. PANSHETKAR
Notary
North Goa, State of Goa (India)
Notary Reg. No 102/99
Add: S-4, 2nd Floor, Fatima Chamber,
Dr. A. B. Road, Panaji-Goa.
Reg. No: **ST215118**
16/10/2018
Dated:.....

