



गोवा GOA

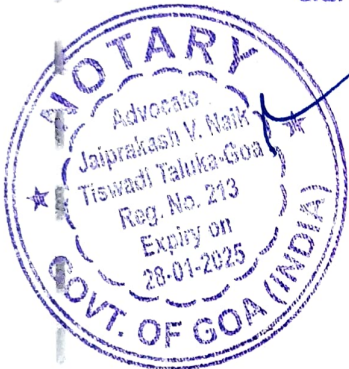
DATE 18-09-2020 SER. No. 7188 VALUE Rs 500
NAME OF PURCHASER Goa Property Management Pvt. Ltd.
RESIDENT OF Panaji PURPOSE
PLACE OF VENDOR PANAJI

606832


SIG. PURCHASER


SIG. VENDOR

Mrs. Urmila S. Kamal Tarcar
Lic.No. AC-STP/VEN/2000
Dt. 30-01-2001



FORM 'II'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S GOA PROPERTY MANAGEMENT PRIVATE LIMITED** through its director **PUNAM KRISHNA PHADKE**, aged 38 yrs, Occupation Business, having its office at H. No. 8/83/A-6, Pereira Apartments, Near All India Radio, Altinho, Panaji, Goa 403 001, Promoter of the project named "**PRIMROSE RESIDENCY**"/ duly authorized by the Promoter of the proposed project, vide its/his/their Resolution No. 2 dated 16-12-2020.





I **PUNAM KRISHNA PHADKE**, aged 38 yrs, Occupation Business, having its office at H. No. 8/83/A-6, Pereira Apartments, Near All India Radio, Altinho, Panaji, Goa 403 001, 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 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 **15/04/2023**;

(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—

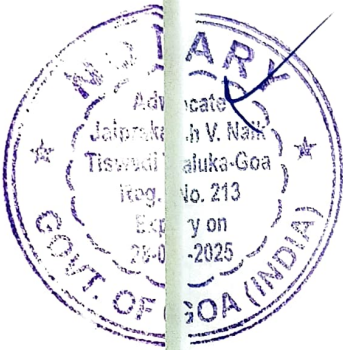
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 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 I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered



Phadke

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 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.

Solemnly affirmed on 12th day of January, 2021.

M/S GOA PROPERTY MANAGEMENT PRIVATE LIMITED



PUNAM KRISHNA PHADKE
Director
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 Panaji on 12th day of January, 2021.

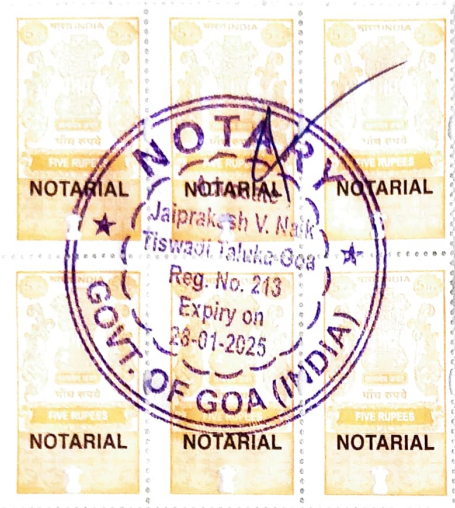
M/S GOA PROPERTY MANAGEMENT PRIVATE LIMITED



PUNAM KRISHNA PHADKE
Director
Deponent

2 documents by self
author card no.
3742 8450 5425





Solemnly affirmed before me by the Deponent, who is identified to me by..... *Shri Arjun car*

AS/au

SHRI JAIPRAKASH V. NAIK
ADVOCATE & NOTARY
167/1 31st January Road
Opp. Hotel Venite, Panaji-Goa
Reg. No. 213

Notarial Registration No. *204/2021*
Date: *12.01.2021*