



महाराष्ट्र MAHARASHTRA

2023

CA 983601

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क. ८००००९०  
13 JUL 2023  
सक्षम अधिकारी

श्री. जे. पी. वाईकर

FORM "II"

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. RAHUUL SHAH** promoter of the project named "POSTCARD PORTICO" situated in the village of Guirim, within the jurisdiction of the village Panchayat Guirim, Taluka and sub district of Bardez, North District, State of Goa/duly authorised by the promoter of the proposed project, vide its/his/their authorisation No. - dated 07-06-2022, I, Shri. Rahuul Shah son of Mr. Ramesh S. Shah, aged 40 years, Indian National, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declares, 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 project is completed by me/promoter on 14/2/2020.

- (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 band 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-

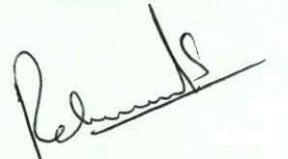
- (i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only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

- (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) (1) (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 practising 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 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 15<sup>th</sup> day of July 2023 at Mumbai.

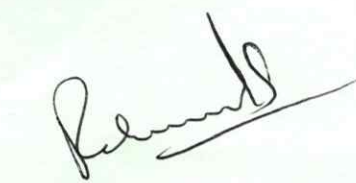
  
Deponent

**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 Mumbai on this 15<sup>th</sup> day of July, 2023.

**BEFORE ME**

  
Deponent



  
IQBAL U. R. QURESHI  
NOTARY  
3 Government of India  
Greater Mumbai Maharashtra

15 JUL 2023

