



गोवा GOA

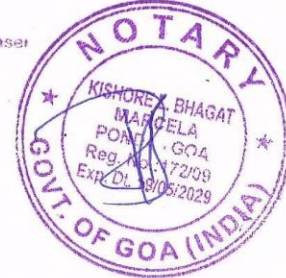
Sr. No. 3158 Place of Value PONDIA Date of Issue 22/05/2024  
Value of Stamp 500/- Name of the Person Nagesh Patil  
Residing at Ponda Goa  
As there is no stamp of the person of the value of Rs. 500/-  
Additional Stamp for the completion of the value is attached along with

821932

Signature of the Person  
Lic. No. ACSTP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser

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



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nagesh Dinkar Patil Authorized partner & person of Shivani Builders & Real Estate Developers authorized by Mr. Anil D'Souza and Mrs. Hazel Anil D'Souza as Promoter of the proposed project named "MARCELA PRESTIGE",

*(Signature)*

I, **Mr. Nagesh Dinkar Patil** son of Mr. Dinkar K. Patil, major of age, and Indian national Authorized partner & person of Shivani Builders & Real Estate Developers, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

**Mr. Anil D'Souza and Mrs. Hazel Anil D'Souza** Have 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 **30/03/2028**.

- (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 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.

*Coland*



- (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 19<sup>th</sup> September, 2024

*Coland*  
Mr. Nagesh Dinkar Patil  
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 Goa on 19<sup>th</sup> September, 2024

*Coland*  
Mr. Nagesh Dinkar Patil  
Deponent

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY: Nagesh Dinkar Patil

WHO IS IDENTIFIED BEFORE ME BY  
Aedlle cef

FROM I KNOW. DATE: 19/9/2024  
RIAL NO. 3490

*Khad*  
KISHORE L. BHAGAT  
NOTARY AT MARCELA, PONDA  
STATE OF GOA - INDIA

