



महाराष्ट्र MAHARASHTRA

2018

AK 841340

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

अनुक्र. 3483 दि. 21/06/2018 मु. शु. रकम 500/-

दस्तावा प्रकाशित होईल रजिस्ट्रेशन बाबत डिप्लोमेटिक
दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणे यासाठी एक्सपट गोवा डेव्हलपमेंट प्रा. लि.

पत्ता गोवा एन १०५ व्लासा कोबराज

दुसऱ्या पक्षकाराचे नांव द. गोवा रिअल एस्टेट डेव्हलपमेंट प्रा. लि.

हस्ते व्यक्तीचे नांव व पत्ता रोहन मिश्राव २०५ (कोबरा)

सौ. रुजाता मोकाशी
परवाना क्र. २२०९०४५
मददांक विकत घेणाऱ्याची सही ३२, सुमध सोसा. कोथरुड, पणे-३८



FORM 'II'

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 MYSORE RAMAMURTHY DIWAKAR promoter of the
project named "Expat VIDA Uptown Goa" (Commercial) Phase 2 duly authorized by
Promoter of the Proposed Project Expat Projects and Development Pvt. Ltd., vide its/his/their
authorization dated 21st December 2017;

I, Mr. MYSORE RAMAMURTHY DIWAKAR S/o MYSORE CHAMMIAH RAMAMURTHY, aged 52 years, Indian National, promoter of the proposed project/duly authorised by the promoter of the proposed projects do hereby solemnly declare, undertake and state as under :

1. That Promoter Expat Projects and Development Pvt. Ltd. have/has a legal title report to land on which development of proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by me/Promoter is 31/12/2019.
4. (b) For on-going project on date of commencement of the Rule.

- (i) That seventy per cent of amount to be realized hereafter 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 land cost and shall be used only for that purpose.

5. That the amounts from separate account shall be withdrawn in accordance with Section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate agents, Rate of Interest and Disclosure on Website) Rules, 2017 .

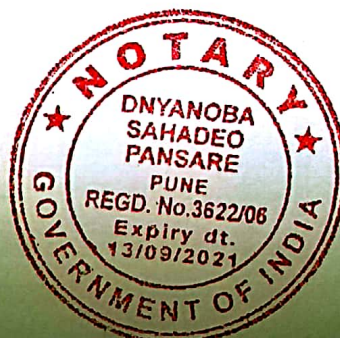
6. That I / Promoter shall get accounts audited within six months after end of every financial year by a Practicing chartered accountant, and shall produce a statement of accounts duly certified and signed by such Practicing chartered accountant and it shall be verified during audit that the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with the proportion to percentage of completion of the project.

7. That I / Promoter shall take all pending approvals on time from the competent authorities.

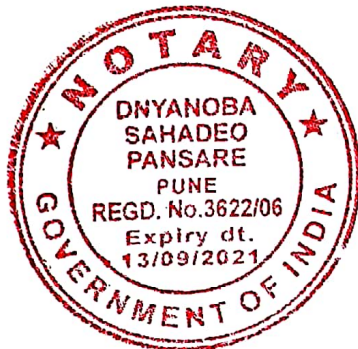
8. That I/ Promoter shall inform the authority regarding all the charges that have occurred in the information furnished under sub section (2) of section 4 of the Act and the rules 3 of the said Rules, within seven days of the said change occurring.

9. That I / Promoter have / has furnished such other documents as have been prescribed by rules and regulations made under the Act.

10. That I/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 29th.....day of June..2018 at...Pune.....



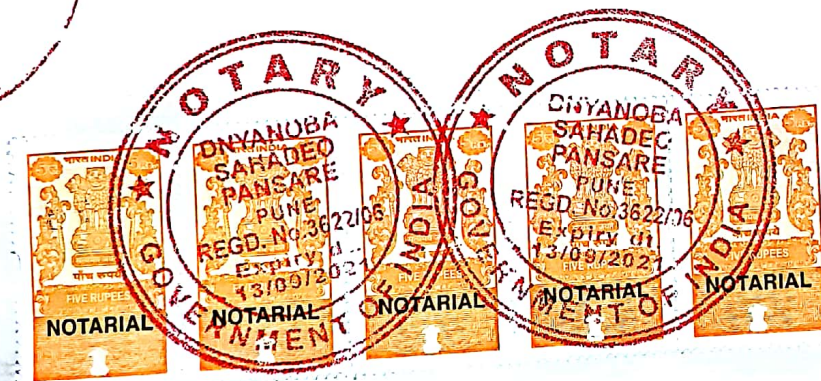

Deponent

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 Pune on this 29th day of June 2018.


Deponent



BEFORE ME


DNYANOBA S. PANSARE
NOTARY, GOVT. OF INDIA
PUNE

NOTED AND REGISTERED AT
SERIAL NUMBER 1217/2018 **29 JUN 2018**