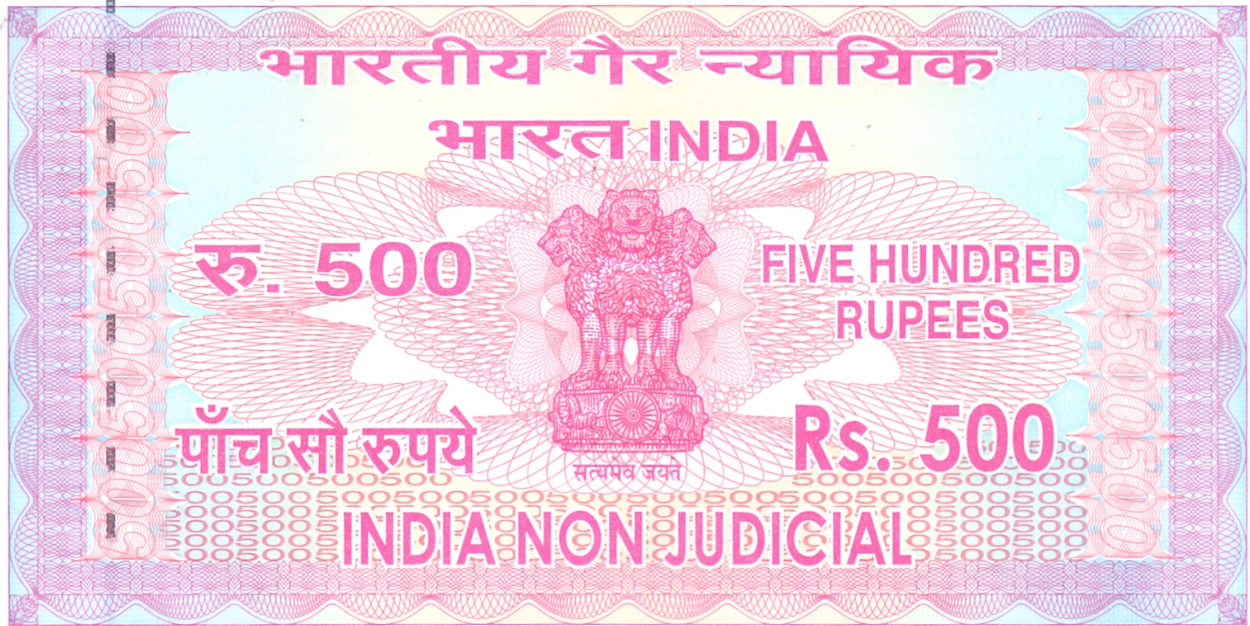




गोवा GOA

20/2/18

2 870

500/-

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Name of Purchaser Kapil M. Bergini

Resident of

Place of Vendor's Residence

Mrs. Jessica F. C. D'Souza

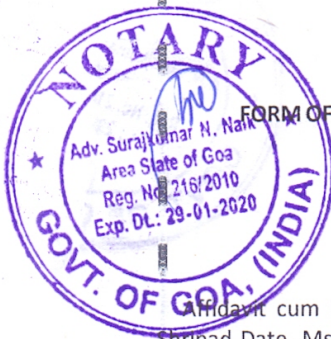
License No. AC/STP/VEN. 01/2013 dt. 7/08/2013

Signature of Vendor

Signature of Purchaser

FORM 'II'

[See rule 3(6)]



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

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Prashant Damodar Joshi, Satish Balkrishna Paradkar, Sanjay Shripad Date, Ms. Sangita Satish Vaidya, Mr. Pramod Gangadhar Ghangurde promoter of the project named Kuber's Sthita/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 1. dated 20th Feb 2018.; I, Sh. Prashant Damodar Joshi son/daughter of Damodar Joshi aged 44 Indian national, Satish Balkrishna Paradkar son/daughter of Balkrishna Paradkar aged 52 Indian national, Sanjay Shripad Date son/daughter of Shripad Date aged 51 Indian national, Sangita Satish Vaidya wife of Satish Vaidya aged 52, Pramod Gangadhar Ghangurde son/daughter of Gangadhar Ghangurde aged 60 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



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Handwritten signature

DECLARATION SUPPORTED BY AN AUTHORITY WHO SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
The amount in stamp paper of value not less than Rs. 500/-

Amount can Deduction

...the proposed project is a ...
...the proposed project is a ...
...the proposed project is a ...
...the proposed project is a ...
...the proposed project is a ...
...the proposed project is a ...
...the proposed project is a ...
...the proposed project is a ...
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...the proposed project is a ...



Handwritten signature

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 30/06/2020 ;

(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





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 20th February 2018

Mr. Kapil Betgiri as duly constituted attorney for
Prashant Damodar Joshi, Satish Balkrishna Paradkar, Sanjay Shripad Date
Ms. Sangita Satish Vaidya, Mr. Pramod Gangadhar Ghangurde.

Deponent

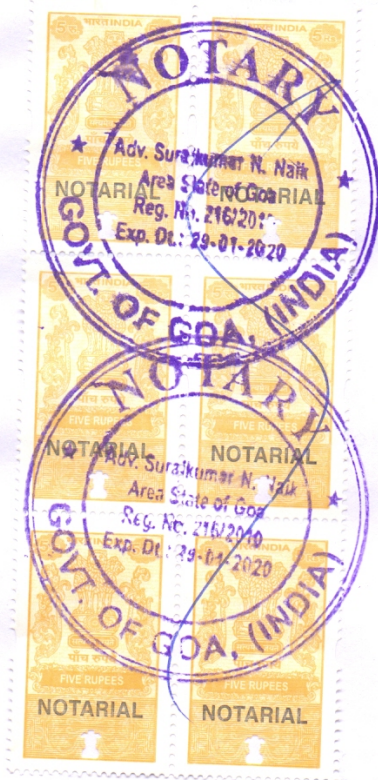
H. Naik
CoA
6/2010
3-01-2020
GOA, INDIA

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 20th February 2018

Mr. Kapil Betgiri as duly constituted attorney for
Prashant Damodar Joshi, Satish Balkrishna Paradkar, Sanjay Shripad Date
Ms. Sangita Satish Vaidya, Mr. Pramod Gangadhar Ghangurde.

Deponent




Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor Apna Bazar Bldg.,
Vasco-da-Gama, Goa-405 802
Ph.: 9423310194, 9960366967

Date : 22/02/2018
Reg. No. 2209/2018

Executed before me
by Kapil Madhubhai Betgin
which I attest.

