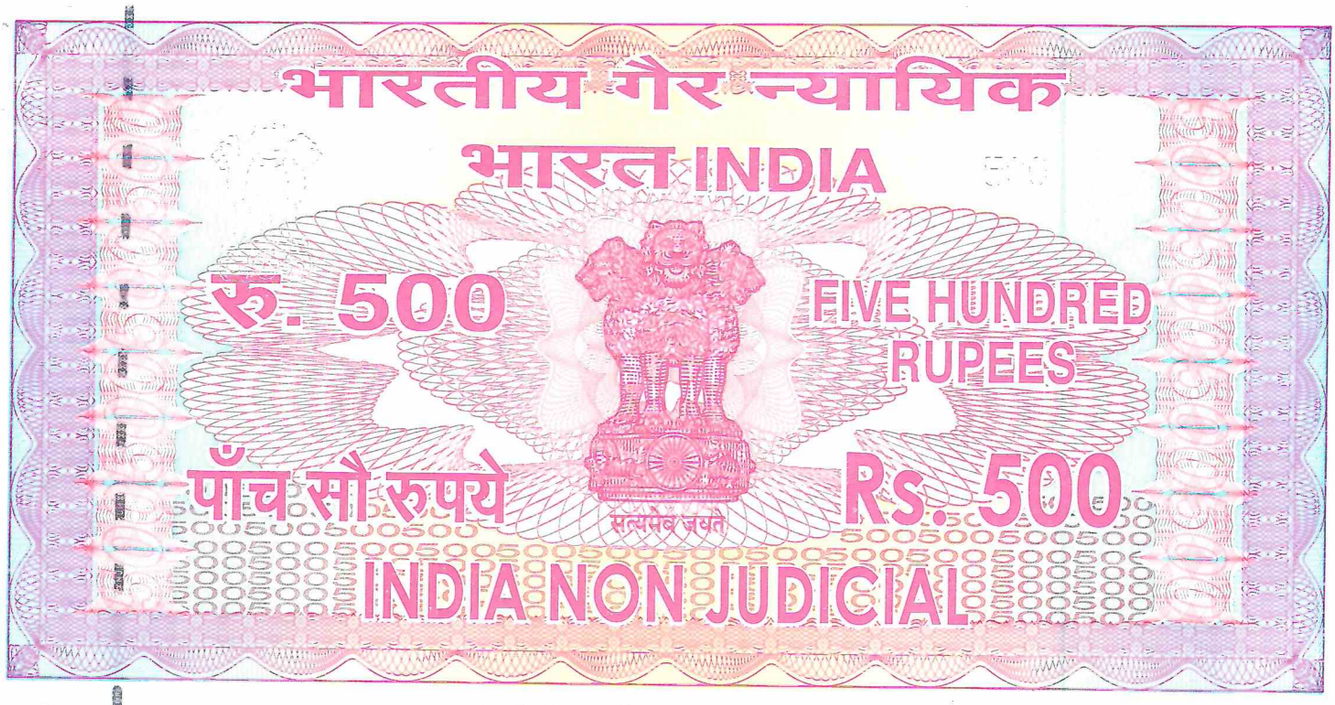


गोवा GOA

Serial No. 4107/ 25-26 Place of Vending Vasco Date of Sale: 5 MAY 2025 970813
Vendor's Name . Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs 500/- (Rupees Five Hundred only)
Name of Purchaser P. Prabhu Realtors
R/O: Dabolim Name of Father
Purpose Transacting Parties
As there is no one single Paper for the value of Rs.
Additional Stamp Paper for the completion of the value is attached alongwith
Along with.

Signature of Stamp Vendor Signature of Purchaser

NOTARY
Adv. Mrs. Vidhya Shet
Anot : State of Goa
Reg. No.: 1[illegible]0/2000
Exp. Dt. 11-08-2025
GOVT. OF GOA, INDIA

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

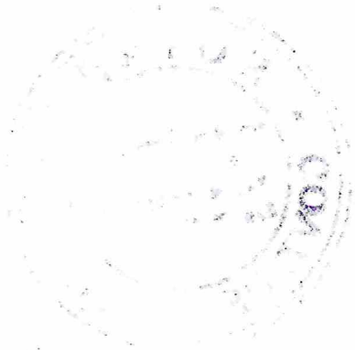
FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

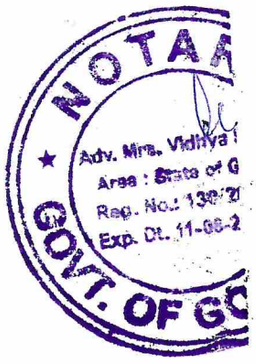
Affidavit cum Declaration

Affidavit cum Declaration of M/s. PRABHU REALTORS, promoter of the project named "EMPRESS HILL", duly authorized by the Promoter of the proposed project , vide its authorization letter No. PR/Jan-25/10 dated 02/01/2025; I, Shri. Amit Chandrakant Prabhu, son of Chandrakant S. Prabhu, aged 44 years, married, Indian national, occupation business, being authorised partner of M/s. PRABHU REALTORS, promoter of the proposed project named "EMPRESS HILL" do hereby solemnly declare, undertake and state as under:

P.T.O...

For PRABHU REALTORS
Partner




NOTA
Adv. Mrs. Vidhya
Area : State of G
Reg. No.: 138/2
Exp. Dt. 11-06-2
GOVT. OF GO

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 the 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 31st December 2028.

4) (a) For new projects: That seventy per cent of the amounts realizes by me/ promoter for the real estate project from the allotees, 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 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 that the estimated cost of completion of the project.

(5) That 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 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.

(7) That I/ eh promoter shall take all the pending approvals on time, form 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.

For PRABHU REALTORS

Partner

NOTA
Adv. Mrs. Vidi
Area : State
Reg. No.: 13
Exp. Dt. 11-8
GOVT. OF G

(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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 06th day May 2025.

For PRABHU REALTORS

Partner

Amit C. Prabhu
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 06th day May 2025.

For PRABHU REALTORS

Partner

Amit C. Prabhu.
Deponent

NOTARIAL

NOTARIAL

Adv. Mrs. Vidhya Shet
Area : State of Goa
Reg. No.: 120/2000
Exp. On.: 11-08-2025

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NOTARY
GOVT. OF GOA, INDIA

SWORN BEFORE ME

The present affidavit is duly sworn before me and I endorse the oath of affirmation of the executant of this affidavit and the oath is administered to the signatory of the affidavit by name Amit C. Prabhu.

on 07/05/25 in the presence of identifying witnesses / proof of identity _____

_____ who are know to me.

Adv. (Mrs.) VIDHYA A. SHET
NOTORY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130

Date: 7/5/2025
Reg. No. 1968/2025