



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/S LAURUS TEXTILES PRIVATE LIMITED, promoter of the project named "LAURUS ENCLAVE", situated at Chalta No. 77 of PT Sheet No. 135 & Chalta No. 43, 44, 45, 46, 47, 48 & 49 of PT Sheet No, 136 at Mapusa, Bardez, Goa.

I, SHRI KESHAV GOPALDAS GOENKA, son of GOPALDAS GOENKA, aged 42, Indian National, promoter of the proposed project "LAURUS ENCLAVE" duly authorized by the company of the proposed project do hereby solemnly declare undertake and state as under:

Keshav



1. I say that our company, M/S LAURUS TEXTILES PRIVATE LIMITED has the absolute ownership rights and are in peaceful possession of the properties as absolute owners. I say that M/S LAURUS TEXTILES PRIVATE LIMITED have a legal title Report to the land on which the development of the project is proposed to be carried out along with authenticated copies of the sale deeds between such owners and our company.

2. I say that there are no encumbrances including dues or litigation of any kind in the rights, title, interest or name in the above mentioned properties. I say that our company's name appears in the Government records viz. Form D as owners.

3. I say that the time period within which the project shall be completed by me/company from the date of registration of project is 25th OCTOBER 2024.

4. I say that for ongoing project on the date of commencement of the Rules-----

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.

5. I say that the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development)

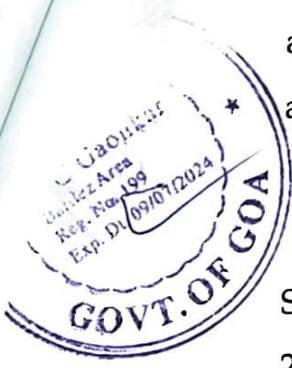
(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.



6. I say that 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. I say that the promoter shall take all the pending approvals on time, from the competent authorities.
8. I say that 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. I say that the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

A handwritten signature in blue ink, appearing to be 'J. S. H.' or similar.

10. I say that the promoter shall not discriminate against any allottees at the time of allotment of any shops, offices, apartments, plots or buildings, as the case may be.



Solemnly affirmed at Mapusa, Goa, on 20th day of November 2021.

Ks/K

Deponent



KESHAV GOPALDAS GOENKA

Identified by:
Halanaka

(Adv. Nadeem N. Halanaka)
(MAH/6929/2019)

Office No. 8, Sixth Floor,
Buildmore Business Park,
Near Mapusa Police Station,
Mapusa, Bardex, Goa)

Solemnly affirmed
Before me

N.C. Gaonkar

N.C. Gaonkar
Advocate & Notary
Mapusa Bardex - Goa,
Sr. No. 25938/21



23 NOV 2021



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 Mapusa, Goa on this 20th day of November 2021

Deponent

KESHAV GOPALDAS GOENKA



Identified by:
N. Halaukar
(Adv. Nadeem N. Halaukar)
(MAH/6929/2019)
Office No. 8, Sixth Floor,
Buildmore Business Park,
Near Mapusa Police Station,
Mapusa, Bardez, Goa.)



Solemnly affirmed ^{verified}
Before me

N.C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa
Sr. No. 25939/21

23 NOV 2021