



गोवा GOA



Serial No. 7830 Place of Vendor, Panaji Date 7/8/23  
Value of Stamp Paper Priority  
Name of Purchaser Priority  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting Parties :  
Sign of Stamp Vendor M Sign of Purchaser A  
Mangala N. Karapurkar  
License No. AC/ST/PA/EN/747/99

846478

### FORM 'II'

[See rule 3(6)]

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Swapneel Nachinolcar as Partner of M/S Priority Constructions, promoter of the project named "Priority Magnum", and having its office at 2<sup>nd</sup> Floor, Above Honda Showroom, New Taleigao bypass road, Taleigao, Goa – 403002.

I, **Mr. SWAPNEEL PRABHU NACHINOLCAR**, of Taleigao aged 40 years, Indian National, promoter of the proposed project "Priority Magnum" – A project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and states under:

1) I, Mr. Haroon Ebrahim have a legal title Report to the land on which the development of the project is Proposed 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 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 is provided.

3) That the time period within which the project shall be completed by me/promoter from the date of Registration of project is 31<sup>st</sup> December 2027.

4) 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 shall be used only for that purpose.

5) That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 or Website) Sa es,2017.



- 6) 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) That the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) 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) That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Solemnly affirmed on 25<sup>th</sup> day of August 2023 at Taleigao.



Deponent

Mr. Swapneel Nachinolcar  
Partner  
M/S Priority Constructions

### 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 Taleigao on 25<sup>th</sup> day of August 2023.



Deponent


Mr. Swapneel Nachinolcar

Partner

M/S Priority Constructions



SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Swapneel Nachinolcar  
WHO IS ID Sw BEFORE ME  
BY Ar  
WHOM I KNOW  
SERIAL No. 16204 DATED 26/8/2023



ARUN WADKAR  
NOTARY AT TISWADI TALUKA  
STATE OF GOA-INDIA  
No. 382/14  
DATED 19/9/2014