



महाराष्ट्र MAHARASHTRA

2023

BY 631858



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००६
- 6 JUN 2023
सक्षम अधिकारी

श्रीमती लता सांगळे

FORM 'II'

[See rule 3(6)]

21 JUN 2023

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of MR. ASHWIN SURESH NARWEKAR, Partner of UNA HOMES LLP, which firm is the promoter of the project named "UNA SAVAYA" situated at Survey No. 38, Sub Div No. 2-A, (Part 1&2), Reis-Magos, Bardez, North Goa, Goa - 403502.

I, MR. ASHWIN SURESH NARWEKAR, son of SURESH MURARI NARWEKAR, aged 49, Indian National, partner in UNA HOMES LLP which is the promoter of the proposed project "UNA SAVAYA" at Reis-Magos Village, Bardez-GOA and duly authorized by the

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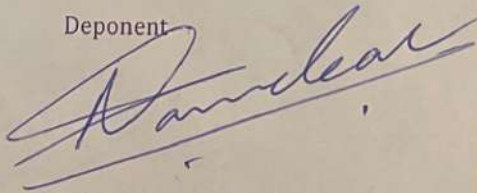


promoter of the proposed project, do hereby solemnly declare undertake and state as under:

- 1) That we, the promoters 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.
- 3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 31st MARCH 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 the 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 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 may be.

Solemnly affirmed on 15TH day of June 2023 at Mapusa Goa

Deponent



ASHWIN SURESH NARWEKAR

Partner - UNA HOMES LLP



21 JUN 2023

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 on 15TH day of June 2023 at Mapusa Goa.

Deponent



Ashwin Suresh Narwekar

ASHWIN SURESH NARWEKAR
Partner - UNA HOMES LLP



21 JUN 2023

BEFORE ME

S. N. Dhanraj
21/6/2023

Adv. S. N. Dhanraj
Notary Govt Of India
Regd. No. 15376 MUMBAI (MS)
404-405, 4th Floor, Davar House,
197/199, Near Central Camera Bldg
D.N. Road, Fort, Mumbai - 400001

SR. No. U046.
21 JUN 2023
Date:
NOTARY REGISTER

