

गोवा GOA

19/11/18 St. No. 592 Value Rs. 500
Name of Purchaser: ISPRAVA VESTA PVT LTD
Resident of: Assagao Goa
Place of Vendor: Assagao
Licence No. AC/STP/VEN/102/2003

436106

Sign of Vendor

Sign of Purchaser

FORM 'II'

Affidavit cum Declaration




Affidavit cum Declaration of M/S ISPRAVA VESTA PRIVATE LIMITED through its Authorized Signatory Mr. Vishal Subhedar, promoter of the project named **"MONFORTE VADDO"** duly authorized by the promoter of the proposed project, vide its Board Resolution dated 27th September 2018;

I, Mr. Vishal Subhedar, son of Mr. Laxman Subhedar, aged about 45 years, Occupation: Service, Indian National, residing at 17/3, Laxmi Niwas, Gokhale Road South, Dadar West, Mumbai 400028, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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- (1) That the promoter has a legal title Report to the land on which the development of the project is proposed.
 - (2) That the project land is free from all encumbrances.
 - (3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 31-12-2020.
 - (4) That seventy per cent of the amounts realised 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 - (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilised 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 Dated 14/11/2018


Deponent



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 ^{Mumbai} ~~Goa~~ on Dated 14/11/2018


Deponent



BEFORE ME

K. SAHADEVAN
ADVOCATE & NOTARY
GOVT OF INDIA

14 NOV 2018

NOTED & REGISTERED

Sr. No. 1242 Page No. 90
Book No. 53 Date 14 NOV 2018







भारतीय विशिष्ट पहचान अधिकारण

भारत सरकार

Unique Identification Authority of India

Government of India

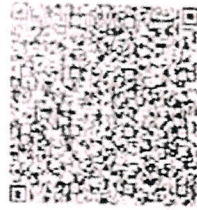
नोंदविण्याचा क्रमांक / Enrollment No 1211/76007/01898

To
विशाल लक्ष्मण सुभेदार
Vishal Laxman Subhedar
S/O Laxman Subhedar
17/3 Laxmi Niwas
Gokhale Road (South)
Jakhadevi Chowk Dadar (West)
Mumbai
Bhawani Shankar Mumbai
Maharashtra 400028
9820935439

Ref. 129 / 21J / 214700 / 214849 / P



SH421471882



आपला आधार क्रमांक / Your Aadhaar No. :

7365 0665 5992

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



विशाल लक्ष्मण सुभेदार
Vishal Laxman Subhedar
जन्म तारीख / DOB : 08/01/1972
पुरुष / Male



7365 0665 5992

आधार - सामान्य माणसाचा अधिकार

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