



गोवा GOA

Serial No 2382 Place of Vendor, Panaji Date 20/1/2020

604914

Value of Stamp Paper

Name of Purchaser

Residence

Purpose

Name of Father

Transacting Parties

Sign of Stamp Vendor

Signature N. Karapurkar

License No AC/STP/VEN/747/99

Sign of Pur



FORM 'II'
[Seerule3(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 Mr. Swapneel Nachinolcar, son of Mr. Ulhas Nachinolcar, Aged 35 Years, Indian national. That I am the Promoter of the project having details as under:

Name: "Anantara Elysian"

Address: Near Varanda Do Mar Hotel Miramar-Goa.

GPPDA Ref.No: GPPDA/239/TAL/674/19 dated 09.12.2019

Construction license No: 401/1/CCP/ENG/CONST-LIC-16/2019-2020/86 dated 17.03.2020

hereby solemnly declare, undertake and state as under:

(1) That I Mr. Swapneel Nachinolcar promoter have a legal title Report to the land on which the development of the project is proposed

OR

have 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 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 is 6 years.

Date of Start: 17th March 2020

Date of completion: 10th December 2026

(4) (a) For new projects: That seventy percent of the amounts realized by me 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy percent of the amounts to be realized herein after by me 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 here in after by me 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 than the estimated cost of completion of the project.

(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 on Website) Rules, 2017.

(6) That I 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.



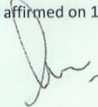
(7) That I shall take all the pending approvals on time, from the competent authorities.

(8) That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Solemnly affirmed on 10th August 2020



Mr. Swapneel Nachinolcar
Deponent

Verification

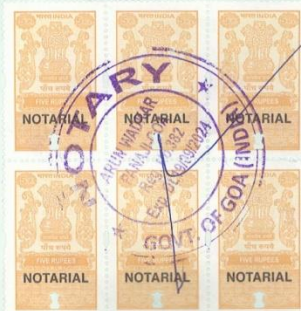
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 10th August 2020



Mr. Swapneel Nachinolcar
Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY Swapneel Nachinolcar
WHO IS IDENTIFIED BEFORE / ME
BY Arjun Wadkar
WHOM I KNOW
SERIAL No. 165 DATED 11/8/2020




ARJUN WADKAR
NOTARY AT THAWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014