

गोवा GOA WAD

Serial No_ Value of Stamp Paper .. Divod parky Name of Purchaser ... Name of Father

Trans setting

Parties

A 004240

Sign of Stamp Vendor Mangala N. Karapurkar License No. ACISTPNEN/747/99

Residence

Purpose

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. MAHESH R. ADWALPALKAR promoter and Owner of the project named Adwalpalkar Constructions duly authorized by the promoter and owner of the proposed project, vide its/ his/ their authorization No. 1 dated 26th day of December, 2024; I, Mr. MAHESH R. ADWALPALKAR, son of LATE RAMAKANT S. ADWALPALKAR, aged 69 years, Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1) That I / Promoter and Owner have/has a legal title report to the land on which the development of the project is proposed.

OR

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Have/ has a legal title report to the land on which the developer of the proposed project is to be carried out.

AND

A legally valid authentication of the 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 is free from all encumbrances.

OR

Those details of encumbrances including dues and litigation, detail of any rights, title, interest or name of any party in over such land, along with details.

- 3) That the time period within the project shall be completed by me/promoter from the date of registration of project is 31st December 2030.
- 4) (a) For new projects: That seventy percent of the amounts realized by me/promoter for the real estate project from the alottees, 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 projects on the date of commencement of the rules-
 - (i) That seventy percent 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 scheduled bank to cover the cost of constructions and the land cost and shall be used only for that purpose.

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OR

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- (ii) That Entire amounts to be realied hereinafter by me/promoter for the Real Estate project from the allottees, from time to time, shall be be deposited in a separate account to be maintained in scheduled bank to cover the cost of construction and 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) (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 I /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 I /the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That I / 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 I / the promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That I / the promoter shall not discriminate against any allotee at the time of allotment of any apartment, plot or building, as the case mabe.

Solemnly affirmed on 11th day of March, 2025

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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Verified by me on 11th day of March 2025

Deponent

MAHESH R. ADWALPALKAR

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WHO IS IDENTIFIED DEFORM / ME

WHO IS IDENTIFIED DEFORM / ME

WHOM I KNOW
SERIAL NO 6060 DATED 11/3/2025

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