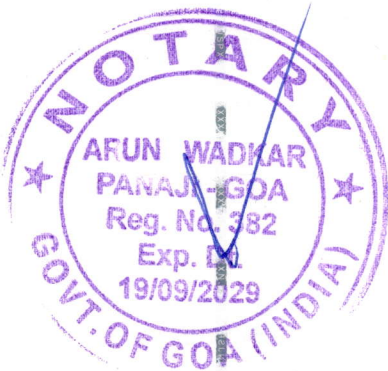


गोवा GOA

Serial No. 9048 Place of Vendor, Panaji Date 11/3/25  
Value of Stamp Paper Mr. Sai  
Name of Purchaser Adwalpalkar constru  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting Parties: \_\_\_\_\_  
Sign of Stamp Vendor \_\_\_\_\_ Sign of Purchaser M. R. T.  
Mangala N. Karapurkar  
License No. AC/STP/VEN/747/99

A 004240



### 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 26<sup>th</sup> 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:

Adwalpalkar Skyway Phase - I

M. R. T.



- 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



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 31<sup>st</sup> December 2030.
- 4) (a) For new projects: That seventy percent of the amounts realized 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 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.

OR

h-t



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

hus. +



Verified by me on 11<sup>th</sup> day of March 2025

Mahesh R. Adwalpalkar  
Deponent

**MAHESH R. ADWALPALKAR**

SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE / ME BY Mahesh R. Adwalpalkar  
WHO IS IDENTIFIED BEFORE / ME  
BY Ashu Gull  
WHOM I KNOW  
SERIAL No. 6060 DATED 11/3/2025



Arun Wadkar  
NOTARY AT TISWADI TALUKA  
STATE OF GOA-INDIA  
REG. No. 382/14  
DATED 19/9/2014