



गोवा GOA

Serial No. 674 Place of Vend Panaji, Date 22/02/18 436325
Value of Stamp Paper 500-
Name of Purchaser Kolte Patil Devp. Ltd.
Residence Panaji Name of Father _____
Purpose _____
Sign. of Vendor [Signature] Sign. of Purchaser _____
Issued by: R. Joshi O.P., Old Secretariat,
Panaji - Goa Lic No. 5/1992



FORM 'II'
[See rule 3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. RAJKUMAR P V & MR. SHODHAN LOKHANDE, representatives of the promoter of the project named Mar Esmeralda duly authorized by the M/s Kolte Patil Developers Limited, an Indian National Promoter of the proposed project, vide its/his/their authorization No. N.A. dated 13th February, 2018; ~~promoter of the proposed project/duly authorized by the promoter~~ of the proposed project do hereby solemnly declare, undertake and state as under:

[Signature] 1

[Signature]

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

Prime Spaces represented by its sole proprietress Mrs. Suvidha Dias and her husband Mr. Anthony Cedric Dias having its registered office at 2nd floor "Prime Corner", Vasco Da Gama, Goa have a legal title certified to the land with whom we have executed a Development Agreement dated 05.04.2013 and a Supplemental Development Agreement dated 23.11.2017 on which development of the project is proposed.

have/has 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/promoter from the date of registration of project; is 31st October, 2019;

(4) (a) For new projects: That seventy per cent 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 project on the date of commencement of the Rules—

(i) That seventy per cent 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 a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

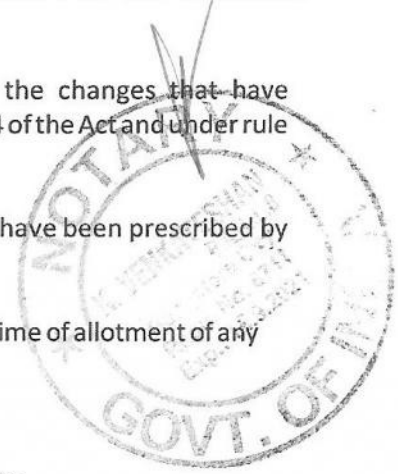
OR

(ii) That entire amounts to be realized 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 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.


Rajkumar 2



- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (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 We/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 We /the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That We /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 We /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That We /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 20 day of Feb 2018

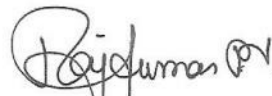
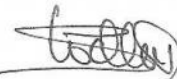
 Mr. Rajkumar P V	 Mr. Shodhan Lokhande
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Deponent

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 20th day of Feb 2018


 Mr. Rajkumar P V	 Mr. Shodhan Lokhande
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Deponent

SWORN TO BEFORE ME

K. VENKATESHAN, B.A., L.L.B.
 #28, Nethaji Street, Bangalore
 Kammanahalli, Bangalore
 Mob : 98867 76570

22 FEB 2018

Identified in me

 KAR 11/30/18