

NOTARY  
HEMANT JANGAM  
MUMBAI  
REGD. No. 4762  
EXPIRY DATE 20-10-2022



महाराष्ट्र MAHARASHTRA

2022

BS 304774



प्रधान सुप्रीम कोर्ट, मुंबई,  
प.सु.नि.क. ८०००००३  
13 SEP 2022  
संक्षम अधिकारी

श्री. प्रफुल्ल माळवे



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashwinder Matharu Director in Lodha Landbuild  
Infrastructure Private Limited duly authorized by the promoter of the proposed project  
named "Imperial Goa Phase 2", vides its/his/their authorization no. N.A. dated 12<sup>th</sup> July  
2022;



अनुसूची-१ Annexure - 1 For LODHA IMPACTUM LAND AND DEVELOPMENT PRIVATE LIMITED

केवळ प्रतिक्रियासाठी Only for Affidavit (U/T)

3rd Floor, Lodha Excelus, Apollo Mills, Compound,  
N. M. Joshi Marg, Mahalaxmi, Mumbai Mumbai City,  
Maharashtra, India, 400 011

मुद्रांक दिवला गेलेल्याचे नाव \_\_\_\_\_

मुद्रांक दिवला गेलेल्याचे रहिवासी पत्ता \_\_\_\_\_

मुद्रांक विक्रेत्यासाठी नोंद वही अनु. क्रमांक \_\_\_\_\_

21 SEP 2022

21 SEP 2022

मुद्रांक दिवला गेलेल्याची सही \_\_\_\_\_

परतंत्र क्रमांक : ८२००००३ \_\_\_\_\_

मुद्रांक विक्रीचे बिल/पत्र : श्री. अशोक रामराव दामोदर \_\_\_\_\_

२२०, शाहीर भगत सिंह रोड, २/१५, अंबेडकर मुहल्ला, जेट, मुंबई-४०० ००९.

अधिकृत कळाल्यास/त्याचक्यास/सोय प्रतिज्ञा करून सादर करणेसाठी मुद्रांक \_\_\_\_\_

वगैरेंची आवश्यकता नाही. (संशोधन दि. ०५/०८/२००९) दुसरे \_\_\_\_\_

ज्या कारणासाठी ज्यांनी मुद्रांक द्यावे किंवा त्यांनी त्याच कारणासाठी मुद्रांक घेवे किंवा \_\_\_\_\_

केवळ प्रतिक्रियासाठी नोंद वही अनु. क्रमांक आहे.



I, **Mr. Ashwinder Matharu** son of **Sukhwinder Matharu**, aged 35 Years, Indian national Director in **Lodha Landbuild Infrastructure Private Limited**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:


- (1) That I/promoter have/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 me/promoter from the date of registration of project; is **30/06/2025**
- (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.
- (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 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 utilized 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 4<sup>th</sup> October, 2022



**Mr. Ashwinder Matharu**  
Deponent



**BEFORE ME**  
  
**HEMANT JANGAM**  
NOTARY, GOVT. OF INDIA  
MUMBAI, MAHARASHTRA.

- 4 OCT 2022

Reg. No.	Dep/XXXXV
Sr. No.	333
Pg. No.	36
Date	4 OCT 2022

**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 Mumbai 4<sup>th</sup> October, 2022



**Mr. Ashwinder Matharu**  
Deponent

