भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

511320

NOTARY
ADV. SONALI S. SAMANT
TISWADI TALUKA
PANJIM - GOA
REG. NO. 294
EXP. DT. 28.02.2024
GOVT. OF GOA (INDIA)

Serial No. 765 Place of Vendor, Panaji Date 4/10/19
Value of Stamp Paper _____
Name of Purchaser Shri Naik
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :

Sign of Stamp Vendor
Mangala N Karapurkar
License No AC/STP/VEN/747/00

Sign of Purchaser

FORM 'II'

[See rule 3(6)]

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. Prasad Prakash Bhandare** promoter of the proposed project know as **"Vedant Classic"**/ duly authorized by the promoter of the proposed project, vide his authorization letter dated 11.10.2019;

I Mr. Prasad P Bhandare, son of Prakash Bhandare, age 31 years, Electrical Engineer, and partner of VEDANT REALTY a partnership Firm registered

PP Bhandare

under the Indian Partnership Act under No 184/2013, having its registered office at office no. 506, 5th Floor, Edcon Mindspace Bldg, Campal Panaji-Goa 403001 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 have / has a legal title to the land on which the development of the project is proposed

OR

have/has a legal title 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 said 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 is 5th August 2023.

4. (a) For new project: 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 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 amount 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 shall be used only for that purpose.

Or

(ii) That entire amount 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.

(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.

NOTARY
ADV. SONALI S. SAMANT
TISWADI TALUKA
PANJIM - GOA
REG. NO. 284
EXP. ON 28.02.2024
T. OF GOA (INDIA)

(6) That I/ the promoter shall get the accounts audited with 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

(8) That I/ the promoters 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 regulation 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 05th December 2019

Deponent

Verification

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

NOTARY ADV. SONALI S. SAMANT TISWADI TALUKA PANJIM - GOA REG. NO. 294 EXP. DT. 28.02.2024 GOVT. OF GOA (INDIA)

Verified by me at Panaji on this 05th day of December 2019.

Mr. Prasad P Bhandare
Deponent

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NOTARY ADV. SONALI S. SAMANT TISWADI TALUKA PANJIM - GOA REG. NO. 294 EXP. DT. 28.02.2024 GOVT. OF GOA (INDIA)

I hereby attest the signature of Mr. Prasad Prakash Bhandare, office no. 506, 5th floor, Edicon Mindspace Bldg Campal, Panaji Goa who appeared and signed before me

Reg. No. 280/2019
Date: 10/12/2019

Mrs. Sonali S. Samant
Advocate & Notary
Tiswadi Taluka
Panjim - Goa 403001
Reg No. 294