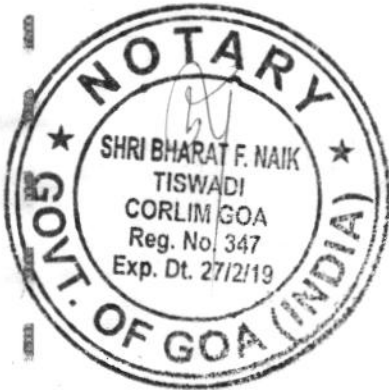




गोवा GOA

Stamp No. 4787 Place of Vendor, Panaji Date 23/1/18  
No. of Stamp Paper MRPL (Madkaikar Realtors) 436535  
Name of Purchaser \_\_\_\_\_  
Name of Father \_\_\_\_\_  
Transacting Parties \_\_\_\_\_  
Sign of Purchaser [Signature]  
No. of Stamp Vendor \_\_\_\_\_  
No. of Stamp Paper \_\_\_\_\_  
No. AC/STP/VEN/747/99



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 Mrs. Janita P. Madkaikar, the promoter of the project named Chaitanya Valley Phase I (Buildings A1, A2 and B1) and Phase II (Building C), duly authorized by the promoter of the proposed project, vide its Board Resolution dated 19/02/2018 authorization No. 002; daughter of Late Ramchandra Kurtiker, aged 47 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:

[Signature]



That promoter has a legal title Report to the land on which the development of the Project is proposed

OR

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 promoter from the date of registration of project; is 30/11/2019;

(4) (a) For new projects: That seventy percent of the amounts realized by 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 percent of the amounts to be realized hereinafter by 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

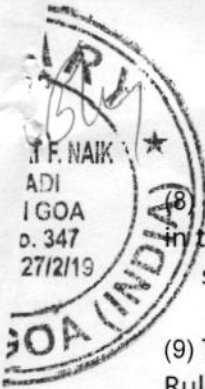
(ii) That entire amounts to be realized hereinafter by promoter for the real estate project From the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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) (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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

*[Handwritten Signature]*



(8) That the promoter shall in form 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 the promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

(10) That the promoter shall not discriminate against any allottee at the time of allotment of any Apartment, plot or building, as the case maybe.

Solemnly affirmed on 22<sup>ND</sup> day of Feb 2018

Deponent

Verification

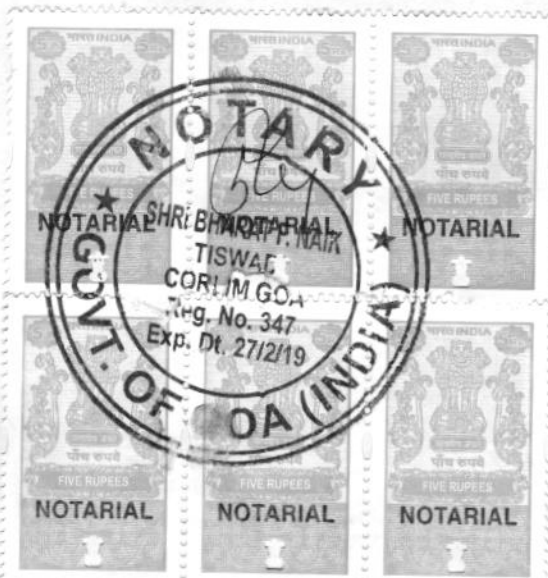
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 22<sup>ND</sup> day of Feb 2018

JANITA P. MADKAIKAR

Deponent

Executed before me  
which I attest



SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE / ME BY Janita  
Madkaikar  
WHO IS IDENTIFIED BEFORE / ME  
BY Aadhaar Card No  
WHOM I KNOW

3467 6838  
7169

REG NO. 863/18  
DATE 23/02/2018

BHARAT F. NAIK  
NOTARY AT CORLIM TISWADI  
STATE OF GOA-INDIA