

गोवा GOA

Vishwas B. Naik

Licence No.: JUD/VEN-LIC/2017/AC-I

Vishwas Creations,

Shop: B/SH 38, L&L Correias Pride, Next To KTC, Near South Goa Collectorate, Margao Goa

Serial No.: 843 Place of Vendor: Margao Date: 20/2/18

Value of Stamp Paper ₹ 500/-

Name of the purchaser: Satyendra Sonar

Farmers Name: _____ Residence: Mumbai

Purpose: _____ Transacting parties: _____

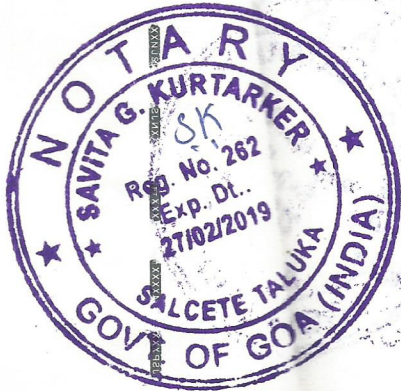
As there is no one single paper for the value of ₹ _____

Additional stamp paper for the completion of the value are attached along with

[Signature]
Stamp vendor Signature

[Signature]
Signature of purchaser

435071



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 of **M/S TROPICAL RESIDENCES GOA LLP**, LAND OWNER & PROMOTER of the project named **TROPICAL CANOPY VILLAS**, DULY REPRESENTED BY ITS DESIGNATED PARTNER **SRI SATYENDRA JAGANATH SONAR** son of **JAGANNATH KESHAV SONAR** aged 52 YEARS, Indian national; WE M/s **TROPICAL RESIDENCES GOA LLP**, LAND OWNER & PROMOTER of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That WE have a legal title to the land on which the development of the project is being carried out



(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by the developer viz M/s MARUTI RICH VENTURES PVT LTD. from the date of registration of project; is 31st March, 2020 ;

(4) For ongoing project on the date of commencement of the Rules— (i) That seventy per cent of the amounts to be realised hereinafter by us in respect of our share of three Villas A, D & G of 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. OFFICIAL GAZETTE — GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767

OR (ii) That entire amounts to be realised hereinafter by us in respect of our share of three Villas A, D & G of 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) (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 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 shall take all the pending approvals on time, from the competent authorities.

(8) That We 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That We shall not discriminate against any allottee at the time of allotment of any Villa .

Solemnly affirmed on 3rd day of May, 2018

For TROPICAL RESIDENCES GOA LLP

(SRI SATYENDRA JAGANNATH SONAR)
DESIGNATED PARTNER
Deponent



Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at 3rd May 2018.

FOR TROPICAL RESIDENCES GOA LLP

(SRI SATYENDRA JAGANNATH SONAR)
DESIGNATED PARTNER

Deponent



EXECUTED BEFORE ME WHICH I ATTEST

Ksavit4

SAVITA G. KURTARKER
NOTARY
MARGAO

STATE OF GOA (INDIA)

Reg. No. 6906/2018

Date: 03/05/2018

SRI K.SATISH KUMAR
S.V.L.NO. 16-05-059/2012
PLOT NO. 227, OPP BACK GATE
OF CITY CIVIL COURT
WEST MARREDPALLY
SECUNDERABAD - 500003
HYDERABAD DISTRICT
LICENSE NO. 47/2012



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MAY 24 2018

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NON-JUDICIAL
STAMP DUTY

TELANGANA

FORM 'II'
[Seerule3(6)]

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

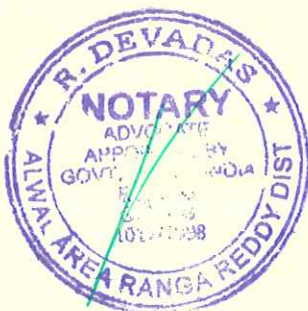
(To be submitted in stamp paper of value not less than Rs.500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Maruti Rich Ventures Pvt. Ltd., Duly Rep. by its Director Sri Rohit Kumar Matta, promoter of the project named Tropical Canopy Villas, vide resolution No. N.A. dated 08th Feb 2018.

I, Shri Rohit Kumar Matta, Director of Maruti Rich Ventures Pvt. Ltd., son of Late Doulatram Baldevdas Matta, aged about: 43 years occupation: business, r/o: # 10, uma nagar, begumpet, hyderabad, telangana state, 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:

1. That I/promoter 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.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31st March, 2020.
4. 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. OFFICIAL GAZETTE — GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767



Rohit Matta

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 utilised 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 24th day of May, 2018 at Goa.


Deponent

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 Goa on this 24th day of May, 2018.


Deponent



ATTESTED

R. DEVADAS
ADVOCATE & NOTARY
Appointed By Govt. of A.P. (1- dia)
9-28/2, Temple Alwal, R.R. Dist
SECUNDERABAD-500 010 T.S