



महाराष्ट्र MAHARASHTRA

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AN 800287

या कलकत्ताची माली मुद्रांक खोली कला त्यांनी त्याच कलकत्ताची  
मुद्रांक खोली कलकत्ताची माली मुद्रांक खोली कला त्यांनी त्याच कलकत्ताची

म. नं. 6006 दि. 14/1/2019 मु. नं. 4007

इत्यादी प्रकार.....

इस वोंदणी अस्तित्व अस्तित्व का ? हांक/यादी.

विद्यकतीचे वर्णन.....

मुद्रांक विकत घेणाऱ्याचे नाव.....

वर्ग.....

मुद्रांक घेणाऱ्याचे नाव.....

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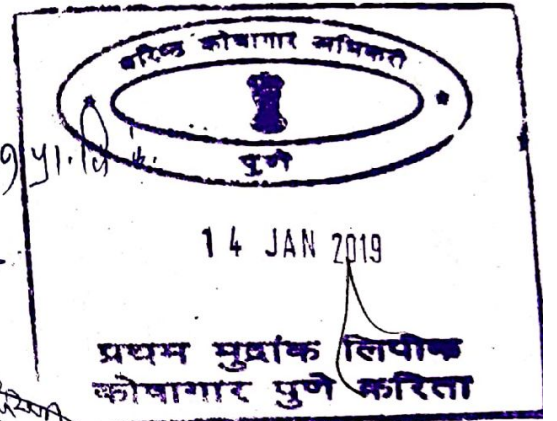
मुद्रांक घेणाऱ्याचे नाव.....

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मुद्रांक घेणाऱ्याचे नाव.....



सी. मंगल अरुण नेवले  
म. नं. 6006 दि. 14/1/2019 मु. नं. 4007  
वर्ग.....  
मुद्रांक घेणाऱ्याचे नाव.....  
इस वोंदणी अस्तित्व अस्तित्व का ? हांक/यादी.




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

*[Handwritten signature]*



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[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 **Shree Maa Gayatri Construction Pvt. Ltd.** through its Director Mr. Prasad Ramsagar Basant, Age 52 years, Occupation Business, Residing at 3<sup>rd</sup> floor, Confraria De Nsenchora De, Guia Building, Office No. 3, Vasco Goa, South Goa promoter of the project named **"Ishta Goa, Phase II, Building A, Building Project"**/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. .... dated .....

I, Mr. Prasad Ramsagar Basant, Age Adult, Occupation Business, Residing at 3<sup>rd</sup> floor, Confraria De Nsenchora De, Guia Building, Office No. 3, Vasco Goa, South Goa, 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 project is proposed

OR

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 on 15/04/2022.

(4) (a) For new projects: That seventy per cent of the amounts realised 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 realised 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 realised 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) (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 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

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 Dated 17/01/2019

  
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 Pune on Dated 17/01/2019

Identified By:-  
  
Adv. P. G. Thite



  
Deponent



**BEFORE ME**

  
KALINI GADE  
NOTARY GOVT. OF INDIA.  
REG. NO. 2966, PUNE.

NOTED AND REGISTERED AT  
SERIAL NUMBER 8

17-1-2019

