



गोवा GOA

Ct. No. 691 Place of Vend Sankhal Date of issue 01/06/18 3328330
Value of Stamp Paper Rs. 500

Name of the Purchaser
Residing at Sankhal, Pangam

Signature of the Vendor
Subhash A. (Hk. Desai)
Lic. No. AC/STP/VEN/03.2014 Dt. 16.09.2014
Mob. No.: 7032669208

Signature of the Purchaser

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 of Mr. Prasad R. Pangam S/o Late. Madhukar Karpe Proprietor For Prasad Constructions (the promoter) of the proposed project "Vasundhara Complex".

I, Shri. Mr. Prasad Pangam S/o Late. Madhukar Karpe aged 52 years Indian National, Proprietor For Prasad Constructions (the promoter) of the proposed project do hereby solemnly declare, undertake and state as under:



(1) That promoter have/has a legal title Report to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the Sale Deed for development of the real estate project is enclosed herewith.

(2) That there is no encumbrance on the property.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 01-04-2020

(4) (a) For new projects: That seventy per cent of the amount 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 commencement of the Rules----

(i) That seventy per cent of the amount to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposit 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 for that purpose.

OR

(ii) That entire amount 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 amount 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, of interest and Disclosure 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 amount 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, for 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 document 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 of 05 day of June 2018 at Sankhali.

Identified by:- Padhag
Card No. 7922 5918 0058

Deponent

Solemnly Affirmed and Signed

BEFORE ME

by the above named Executary/Deponent
Shri/Smt. Parasad Padhag
...Ho. Sankhali, Goa...

Who is identified before me by
Shri/Smt. Padhag Card...
whom I personally know

Office of the Notary at Sankhali, Tal. Bicholim,
on this 05th day of June 2018
Notarial Stamps Rs 30/- Reg No 2159/2018

BS akre
Mrs. KARUNA SHRIRAM BAKRE
ADVOCATE & NOTARY
SANKHALI - GOA
TALUKA BICHOLIM





गोवा GOA

719524

Sr No...
Value of Stamp Paper Rs. 100/-
Name of the Purchaser...
Signature of Vendor...
Signature of Purchaser...

FORM "II"

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prasad Raghunath Pangam proprietor of M/S Prasad Constructions, Sankhali, Bicholim-Goa, Promoter of the project in Survey No: 69/2 A-S Village Harvalem, Taluka Bicholim, Goa, Son of Late. Madhukar S. Karpe age 51, Indian National, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



[Handwritten Signature]

[Handwritten Signature]



That I has a legal title Report to the land Survey No. 69/2 A-S Village Harvaalem, Sankhali, Taluka Bicholim Goa, on which the development of the project is and a legally valid authentication of title of such land along with an authenticated copy of Deed of Sale between such owner and promoter for development of 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 the project is 01-04-2020:

- 4) (a) For new project that the seventy percent of the Amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in the separate account to be maintained in the schedule bank to cover the cost of construction and the land cost and shall only be used for that purpose.

(b) For ongoing project on the date of commencement of the Rules--

- (i) That the seventy per cent of the amount to be realised hereinafter by me/promoter for the real estate project from the allottees. From time to time shall be deposited 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 the entire amount 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 schedule 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 amount from the separate account shall be withdrawn in accordance with section 4(2)(1) (D) read with rule



of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017.

- 6) That I/the promoter shall get the accounts audited within six month after the end of every financial year by a practicing chartered Accountant, and shall produce a statement of accounts duly certified as signed by such practicing chartered Accountant and it shall be verified during the audit that the amounts collected for particular project have been utilized for the project and withdrawal has been compliances with the proportion to the percentage of completion of the project.
- 7) That I/the promoter shall take all the pending approvals on time 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 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 19th day of April 2018 at Sankhali

Verification

Deponent

For **Prasad Constructions**

Authorised Signatory

BEFORE ME


Mrs. KARUNA SHRIPAD BAKKRE
 ADVOCATE & NOTARY
 SANKHALI - GOA
 TALUKA BICHOLIM



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

Verified be me at... Sankhali... on this... 14th day of... April 2018
Deponent

For Prasad Constructions,

Authorised Signatory

Identified by: Adhar card No.
7922 5918 0058



Solemnly Affirmed and Signed

BEFORE ME

by the above named Executant/Deponent
Shri / Smt. Prasad Bhangar
R/o Sankhali Goa

Who is identified by me personally
Shri/Smt. Adhar card
whom I personally know

Office of the Notary at Sankhali, Tal. Bicholim
this... 14th day of... April 2018
Notarial Stamps Rs 30/- Reg No 1580/2018

Bakkre

Mrs. KARUNA SHIRIRAM BAKKRE
ADVOCATE & NOTARY
B. Com. U.P.
SANKHALI - GOA
TALUKA BICHOLIM