



गोवा GOA

Sr. No. 1421 Place of Vend MARGAO Date of Issue: 24/8/19 533711

Value of Stamp Paper: Rs 500/-

Name of Purchaser: \_\_\_\_\_

Son of \_\_\_\_\_ Residing at: \_\_\_\_\_

As there is no one single Stamp paper for the value of Rs. \_\_\_\_\_

for the completion of the value is attached alongwith

Licence No JUD/VEN/LIC/2005/AC-1 Dated 07-02-2006

Name of stamp vendor M.R. DIAS

Signature of Vendor [Signature]

Signature of Purchaser [Signature]



**AFFIDAVIT CUM DECLARATION**

[Signature]

[Signature]



Affidavit cum Declaration of M/s. Urban Alchemy **PROMOTER** of the project named **UA PRABHA**.

**PROMOTER** M/S URBAN ALCHEMY of the proposed project UA Prabha, with its partner Mr. Jagannath Manmohan Prabhudessai son of Shri Manmohan Prabhudessai aged 57yrs and Mr. Arpit Jagannath Prabhudessai son of Mr. Jagannath Manmohan Prabhudessai aged 30yrs, both Indian Nationals, do hereby solemnly declare, undertake and state as under:

(1) That I the foresaid **PROMOTER M/s Urban Alchemy** 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** the **PROMOTER** from the date of registration of project; is **31<sup>st</sup> December 2024**.

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

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.

*Mr. Prabhudessai*

*Arpit Prabhudessai*

(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.

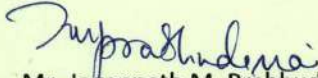
(9) That I the **PROMOTER** have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

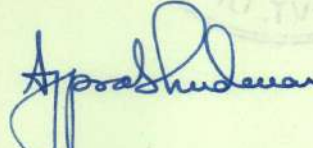
(10) That I the **PROMOTER** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 26th day of August 2019 at Margao.

**DEPONENT**

**M/s Urban Alchemy**

  
Mr. Jagannath M. Prabhudessai  
(Partner)

  
Mr. Ankit J. Prabhudessai  
(Partner)

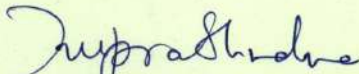
**VERIFICATION**

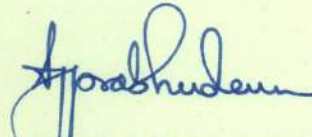
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.


Verified by me on 26<sup>th</sup> day of August 2019 at Margao.

**DEPONENT**

**M/s Urban Alchemy**

  
Mr. Jagannath M. Prabhudessai  
(Partner)

  
Mr. Ankit J. Prabhudessai  
(Partner)

  
**VILAS ANANT NAIK**  
ADVOCATE & NOTARY  
MARGAO  
STATE OF GOA, INDIA







Solemnly affirmed before me by

Shri/Smt. Jaganmohan A. A. Kit Prabhulessa

Who is identified before me by

Shri/Smt. are

Who is personally known to me

DATE: 28/08/2019

REG. No. 5268/2019

**VILAS ANANT NAIK**  
ADVOCATE & NOTARY  
MARGAO  
STATE OF GOA, INDIA



VERIFICATION

DEPOSITION



**VILAS ANANT NAIK**  
ADVOCATE & NOTARY  
MARGAO  
STATE OF GOA, INDIA