

गोवा GOA

A 000236



Date 31/1/25 Pr No 102 Value Rs. 500
Name of Purchaser SAMMIT WAGLE
Rec. Cert. of PANAJI
Place of Vendor Panaji
Licence No. AC/S/TPV/EN/102/2003
Sign of Vendor [Signature] Sign of Purchaser [Signature]

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SAMMIT MADHAV WAGLE** Authorized Partner **WAGLES**, promoter of the project named "**URBAN ENCLAVE A PROJECT BY WAGLE'S**" duly authorized by the promoter of the proposed project, vide its authorization dated NA;

I, **Mr. SAMMIT MADHAV WAGLE**, son of **Mr. MADHAV WAGLE**, aged 34 years, duly authorized partner for **WAGLES**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



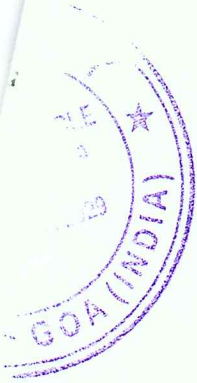


1. I have legal title Report to the land on which the development of the project is proposed. A legally valid authentication of title of such land along with an authenticated copy of deed of sale between owner and promoter for development of the real estate project is enclosed herewith.
2. That the Project land is free from encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **13/02/2029**.
4. (a) For new projects: That seventy per cent of the amounts realized by 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 has taken all the required approvals from the competent authorities and shall take all required approvals in the future.
8. That 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 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 as the case may be, on any grounds.

Solemnly affirmed on 14th day of February 2025.



Mr. SAMMIT MADHAV WAGLE
Deponent



Verification

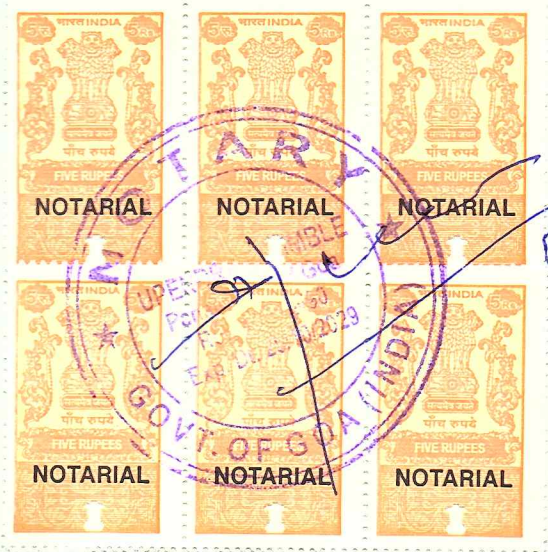
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Goa on this 14th day of February 2025.



Mr. SAMMIT MADHAV WAGLE

Deponent



Signature
This affidavit / document is executed before me and / attest its execution
Sr. no: 143/D/2025
Dated: 14/02/2025

U. R. Timble
U. R. Timble
ADVOCATE & NOTARY
F08, 1st Floor,
Atmaram Commercial Complex
Dr. A. B. Road, Panaji - Goa.