



गोवा GOA

Serial No. 14590 place of St. Vennd Mapusa Date

14/4/18.

379327

Value of stamp paper 500/-Name of Purchaser Mint Venture.Residence at Mapusa. Son of _____Signature of Vendor (R) Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AC/STP/VEN/34/2003

**AFFIDAVIT CUM DECLARATION**

...2/-

[Signature]

Affidavit cum Declaration of **MINT VENTURES PRIVATE LIMITED**, duly represented herein by its Director; **MR. PRITAM M. SHETGAONKAR**, Son of Mukund Shetgaonkar, 36 years of age, married, business, Indian National, having PAN Card Bearing No. **BCTPS8052C**, resident of H. No. 960/A, Morjim, Pernem – Goa; promoter of the proposed project/ duly authorized by promoter of the proposed project, vide its authorization dated 31/10/2016; I, **MR. PRITAM M. SHETGAONKAR**, promoter of the proposed project known as "**ARCADIA BY MINT**" situated in the property surveyed under Survey No. 56 of Sub Division No. 1 of Siolim – Marna Village, situated at Siolim, Bardez - Goa do hereby solemnly declare, undertake and state as under:

1. That Mint ventures Pvt. Ltd., promoter hereinabove have a legal title report to land on which development of project is proposed.

AND

That we have obtained a legal valid authentication of title of the project land from Adv. T. A. Sawant, dated 25/04/2017.

2. That said land is free from all encumbrances.
3. That time period within which project shall be completed by me/ promoter is on or before **30th April 2020**.

4. (a) For new projects :

That seventy per cent of amount realised by me/ promoter for Real estate project from Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank cover cost of construction and land cost and shall be used only for that purpose.

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(b) For on- going project on date of commencement of the Act.

(i) That seventy per cent of amount to be realised hereafter by me/ promoter for real estate project from Allottees , from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for the purpose as per Rule 5;



OR

(ii) That entire amount to be realised hereafter by me / promoter for Real Estate project from Allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover cost of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project as per Rule 5;

5. That the amounts from separate account shall be withdrawn in accordance with section 4 (2)(1)(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 / promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that

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amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That I / promoter shall take all approvals on time from competent authorities.
8. That I /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 these rules, within seven days of the said changes occurring.
9. That I/ promoter have / has furnished such other documents as have been prescribed by rules and regulations made under the Act.
10. That I/ promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.





DEPONENT

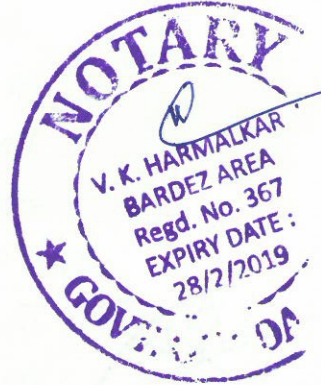
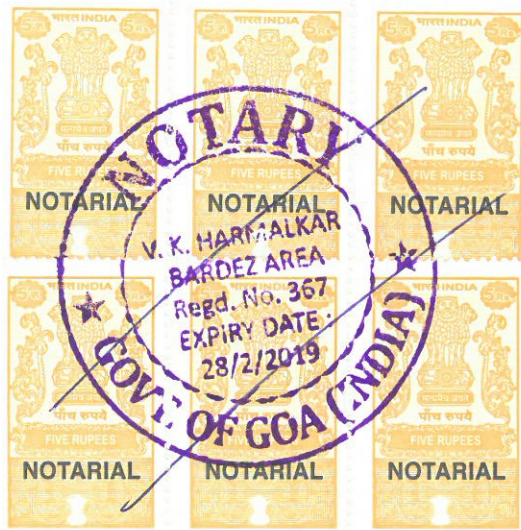
VERIFICATION

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 Mapusa, Bardez – Goa, on this 16th day of July 2018.



DEPONENT



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Pritam M. Shetgaonkar
WHO IS IDENTIFIED BEFORE ME BY
PAN Card No. BCTPS8052C
WHOM I PERSONALLY KNOWN
REG No. 1827/18 DATED 16/07/2018

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA

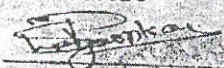
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRITAM MUKUND SHETGAONKAR

M M SHETGAONKAR

27/02/1977
Permanent Account Number
BCTPS8052C


Signature

INDIA *

M M Shetgaonkar