

गोवा GOA

Serial No. 1266 Place of issue, Panaji-Goa (Date) 15/5/23

810078

Value of stamp paper: 500/-

Name of purchaser: Karan U. Chawla

Name of Father: Umesh

Residence: Mumbai

Purpose: Affidavit

Transacting

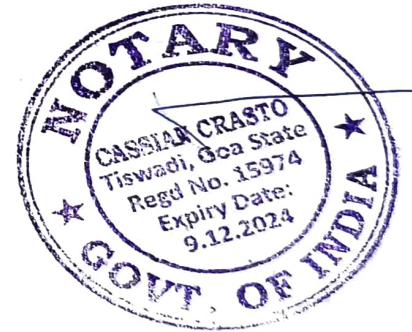
Parties:

Sign. of Notary

Sign. of purchaser

ANNA F. LOBO

Licence No. AG/STP/VEN/02/2021



FORM 'II'

[See Rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Karan Umesh Chawla of M/s Midori Creators and Developers, promoter of the project named "Villas de Aureo", situated in the property surveyed under Survey No 186/11A of Village Penha de Franca, Bardez, North Goa, Goa.

FORMIDORI CREATORS & DEVELOPERS,

PARTNER



I, Mr Karan Umesh Chawla, son of Mr Umesh Manoharlal Chawla, aged 34, Indian National, resident at Flat No 3, Muskan Villa, Plot No 135, Sector 12, Vashi, Navi Mumbai, Maharashtra – 400703, promoter of the proposed project “Villas de Áureo” do hereby solemnly declare, undertake and state asunder:

1. That, I, the promoter have a legal title report to the land on which the development of the project is Proposed to be carried out and a legally valid authentication of the title of such land is enclosed herewith.
2. That there are no encumbrances and / or litigations on the land or title.
3. That the time period within which the project shall be completed by me, the promoter from the date of the registration of the project is 07.05.2027.
4. That seventy percent 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 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest & Disclosure 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 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.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
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 under rule 3 of the said Rules, within seven days of the said changes occurring.
9. That the promoter have/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, plot or building, as the case may be.

FOR MIDROI CREATORS & DEVELOPERS,



PARTNER



FORMIDROI CREATORS & DEVELOPERS,

Karan Umesh

Deponent

PARTNER

Mr Karan Umesh Chawla,

Partner at M/s Midori Creators & Developers

Solemnly affirmed on 20th Day of June 2023 at Panaji, Tiswadi, Goa

Solemnly affirmed before me by

Karan Umesh
Chawla

Reg. No: *5385* Date: *20/6/23*

known/identified to me by

[Signature]

CASSIAN CRASTO
Advocate & Notary
(Govt of India)
Panaji, Tiswadi, Goa

