

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

DATE 31/7/19 SS No. 2058 VALUE 500/- 505986  
NAME OF PURCHASER Manglam Build Developers Ltd.  
RESIDENT OF Old Goa PURPOSE  
PLACE OF PANAJI



VENDOR SIGN  
CHANDRAKANT PATIL  
LIC. No. AG/STP/VEN/LIC/23/2004

PURCHASER SIGN

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

Affidavit cum Declaration of **Manglam Build Developers Ltd.** through its Director Mr. Vinod Kumar Goyal promoter of the project named '**Manglam's Casa Amora, Phase III, PART II**'/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 30<sup>TH</sup> June 2017 dated

I, Mr. Avinash Poonia, Age 33, Occupation Service, Residing at 84/42 Sant Nam Dev Marg Mansarovar Jaipur ( Raj.) Authorised Signatory of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

For MANGLAM BUILD DEVELOPERS LTD.

Authorised Signatory

(2) That the project has been financed from Union Bank of India Bapu Nagar Jaipur and Oriental bank of Commerce MI road branch Jaipur.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31<sup>st</sup> December 2023;

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

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(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 Dated 09/10/2019

For MANGLAM BUILD DEVELOPERS LTD.

*[Signature]*  
Deponent  
Authorised Signatory

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 Panaji on Dated 09/10/2019

For MANGLAM BUILD DEVELOPERS LTD.

*[Signature]*  
Deponent

Solemnly affirmed before me by Ar. Anush Vora Deponent

who is identified to me by

Ar. S. D. Rao

who is personally known to me

this 21 day 06 Dec 2019

Reg. No. 296/2019

Noel Diaz Sapron

MOEL DIAZ SAPRON

ADVOCATE & NOTARY - 12.7

STATE OF GOA