



गोवा GOA



Serial No. 7495 Place of Vendor, Panaji Date 15/11/18
Value of Stamp Paper 500
Name of Purchaser Tanmay Khosla
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

467924

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser

Affidavit cum Declaration

Sign of Purchaser



Affidavit cum Declaration of Mr. Jevottam Alias Tanmay Ulhas Kholkar, promoter of the project named "Construction of residential buildings blocks A,B,C,D,E,F (Group Housing) and Compound Wall" - (MANAS HILLS).

I, Mr. Jevottam Alias Tanmay Ulhas Kholkar, son of Ulhas Kholkar aged 44 years Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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 from the date of registration of project is 30/12/2024

(4) (b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter by me 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 promoter shall take all the pending approvals on time, from the 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 the said Rules, within seven days of the said changes occurring.

(9) That I promoter have furnished such other documents as have been prescribed by the 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.

Solemnly affirmed on 6th day of May 2019 at Panaji - Goa

Deponent

Mr Jevottam Alias Tanmay Ulhas Kholkar

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 this 6th day of May 2019.

Deponent

Mr Jevottam Alias Tanmay Ulhas Kholkar

Solemnly affirmed before me by
Shri/Smt. Jevottam @ Tanmay U. Kholkar
who has been identified by
PAN
Reg. No. 1627 Date 08/05/2019

SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229





गोवा GOA



Serial No 7532 Place of Vendor, Panaji Dr 16/2/19
Value of Stamp Paper 500
Name of Purchaser _____
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

490008

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S SAMATMA ESTATES PRIVATE LIMITED, promoter of the project named "Construction of residential buildings blocks A, B, C, D, E, F (Group Housing) and Compound Wall".

I, MR. RAJESH KHAUNTE, Director & Authorized Signatory for M/s Samatma Estates Private Limited, a company incorporated under The Companies Act 1956, having registered office at A/6 Skylark Apartments, Menezes Braganza Road, Panaji – Goa 403001, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

M/s Samatma Estates Pvt. Ltd.

Director

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

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me from the date of registration of project is 30/12/2024.

(4) (b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter by me 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 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 promoter shall take all the pending approvals on time, from the 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 the said Rules, within seven days of the said changes occurring.



M/s Samatma Estates Pvt. Ltd.

Director

(9) That I promoter have furnished such other documents as have been prescribed by the 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.

Solemnly affirmed on 19th day of February, 2019 at Panaji - Goa



Identified by;
(Adv. Tejaswini Kolo)

Deponent

For M/s. Samatma Estates Pvt. Ltd.


Mr. Rajesh Khaunte
(Director)

VERIFICATION

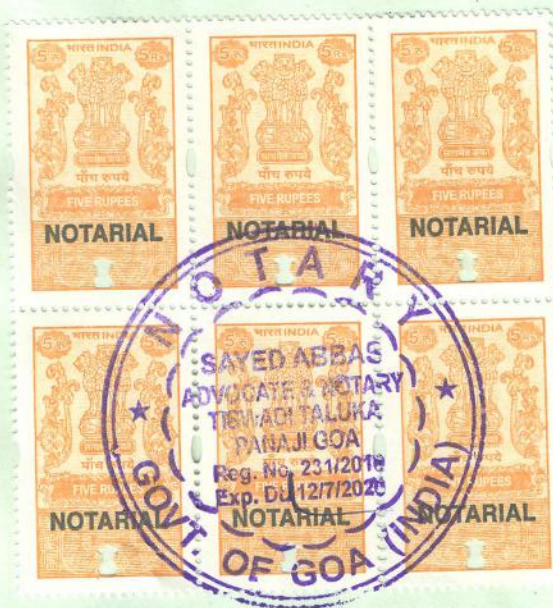
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji on this 19th day of February, 2019.

Deponent

For M/s. Samatma Estates Pvt. Ltd.


Mr. Rajesh Khaunte
(Director)



Executed by
Rajesh Khaunte, Director
who has been identified by
Adv. Tejaswini Kolo
whom I personally know
Reg. No. 6552/19 Dated 19.02.2019


SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010