



गोवा GOA

Date 15/11/18 S. No. 392 Value Rs. 500/-
Name of Purchaser Goan Real Estate
Resident of Bamburda
Place of Vendor Panaji
Licence No. ACISTP/Ven/18/2003
Signature of Vendor [Signature] Signature of Purchaser [Signature]

439518



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 Lt. Col. Pradeep Singh Sodhi (Retd), duly authorized by M/s. Goan Real Estate and Construction Pvt. Ltd, (the promoter) of the proposed –Project “Frangipani” –Residential Villas in Phase II, vide its/his/their authorization No. Nil dated 23-01-2018.



I, Lt. Col. Pradeep Singh Sodhi (Retd) Project Director of this Company, aged 51 years, Indian National, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter have/has 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) The project land is free from all encumbrance except as disclosed in Exhibit A.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project, is 31st December 2020.

(4) For ongoing project on the date of commencement of the Rules:-

(i) That seventy percent of the amounts to be realized hereinafter 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 the purpose.

OR

(ii) That entire 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development)



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 these 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.

Solemnly affirmed on 19th day of the February 2018 at Panaji - Goa.

Pradip

Deponent

Verification

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

Verified by me at Goa on this 19-02-2018.

Pradip

Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Lt. Col. Pradip.
Dingh Solhi for M/s. Gog Raitshale &
REG. No. 1382 DATED 12/17 Const. Pk. Ch.

SHIVPRASAD V. MANERKER
(NOTARY AT PANAJI)
GOVERNMENT OF GOA

"EXHIBIT -A"



DISCLOSURE:-

(1) ORIENTAL BANK OF COMMERCE – Goan Real Estate and Construction Pvt Ltd has obtained Term Loan from OBC Bank vide Agreement of Term Loan dated 10th June 2014, Agreement of Term Loan for Immovable property dated 10th June 2014, Agreement of Hypothecation of Assets dated 10th June 2014, to part finance construction of Frangipani villas in Phase II and Apartments in Phase V, Sector 2.

PRIMARY SECURITY:

Equitable Mortgage of project land admeasuring:

- a) 7098 sq.mtrs with proposed construction of 10 villas, Phase 2 at Aldeia De Goa, Bambolim, North Goa having MV of Rs. 53.42 Crores and RV of Rs. 50.75 Crores.
- b) 22250 sq.mtrs with proposed construction of flats, Phase 5 (Sector II), at Aldeia De Goa, Bambolim, North Goa having MV of Rs. 169.83 Crores and RV of Rs. 161.34 Crores.
- c) Hypo. of all project receivables existing and future in respect of 10 Villas and 176 flats. Aldeia De Goa, Bambolim, North Goa.

COLLATERAL SECURITY:

Equitable Mortgage of land admeasuring :

- a) 4872 sq.mtrs. used for construction of commercial complex, Phase I having MV of Rs. 21.93 crores and RV of Rs. 20.83 crores, Aldeia De Goa, Bambolim, North Goa.
- b) 5597.50 sq.mtrs of 6 residential plots, (Nos. 394, 395, 397, 401, 404, 399) Phase 2 having MV of Rs. 32.36 crores and RV of Rs. 30.74 Crores, Aldeia De Goa, Bambolim, North Goa.
- c) 6678 sq.mtrs of one commercial plot No. 358, Phase 2 having MV of Rs. 50.08 crores and RV of Rs. 47.58 crores, Aldeia De Goa, Bambolim, North Goa.

Personal/Corporate Guarantee of following:

1. Mr. Vinod K. Goenka having NW Rs. 1.50 crores
2. Ms. Sunita Goenka having NW Rs. 35.64 crores
3. Eversmile Construction Co., Pvt. Ltd, having NW Rs. 416.89 Crores.