



FORM 'II'

Affidavit cum Declaration

A handwritten signature in blue ink, appearing to be 'Sethuram S', is written below the title.

Affidavit cum Declaration of Mr. Jeetendra Pathak , partner and authorized signatory of Aura Builders & Developers, promoter of the project named AURA EVARA-II, having its office at G8, Dona Trisha Bldg, Opp Manipal Hospital, Dona Paula Goa 403004.

I, Shri . Jeetendra Pathak, son of Mohan Chandra Pathak, aged 43 years, Indian National, promoter of the proposed project named AURA EVARA-II, duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

- 1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed to be carried out and legally valid authentication of title of such land along with 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/promoter from the date of registration of project is 31st December 2026.
 - 4) 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 /promoter for the real 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.
- OR
- (ii) That entire amounts to be realized 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 that 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 - 5) That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with the Rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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)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 from a particular project have been utilized 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 and 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.

Solemnly affirmed on 29th day of October 2024 at Panaji.

Deponent



Mr. Jeetendra Pathak
Aura Builders & Developers

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 29th day of October 2024.



Jeetendra Pathak
Aura Builders & Developers



Nishigandha N. Shel
Advocate & Notary
Tiswadi Taluka
Panaji - Goa
Reg. No. 268

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Jeetendra Pathak
WHO IS IDENTIFIED BEFORE ME BY on basis
OF Pan card WHOM I KNOW
SR. No. 292782 DATED 30/10/2024

