



महाराष्ट्र MAHARASHTRA

2019

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प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८०००००९

- 1 OCT 2019

सक्षम अधिकारी

श्री. सी. टी. आंबेकर

FORM 'II'

Affidavit cum Declaration

Affidavit cum Declaration of Isprava Vesta Private Limited, promoter of the project named Silvio Vaddo, represented by its authorized signatory Mr. Vishal Subhedar, duly authorized by the promoter of the proposed project, vide its authorization dated 1st March 2019;

I, Sh. Vishal Subhedar son of Sh. Laxman Rajaram Subhedar, aged 44 years, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title report to the land on which the development of the proposed project is to be carried out and a legally valid authenticated title report along with

the authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31/12/2024;
4. For new projects: That seventy per cent of the amounts realized 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 that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Handwritten signature]

11. 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, on any grounds.

M. Subhede

Deponent

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 Mumbai on this 10th day of October 2019

Rakesh Patil
RAKESH PATIL
Advocate - High Court
Mumbai



M. Subhede

Deponent

BEFORE ME
M. Subhede
10/10/19
R. K. GUPTA
Regd. No. 7757
ADVOCATE - HIGH COURT
GOVT. OF MAHARASHTRA
Add. J. M. Nagar, S. W. 100, K. Nagar
Sion, Kolwada Mumbai-400037