गोवा GOA

17/3/2020

625765

Serial No. 700 place of St. Vennd Mapusa Date

Value of stamp paper 500

Name of Purchaser Realcon Residency LLP

Residence at Canca Son of

Signature of Vendor Signature of Purchaser

J. PANDIT - LIC NO. AC/STP/VEN/34/2003

FORM 'B'
[See rule3 (6)]

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 Realcon Residency LLP through Designated partner Varun Nagpal, Age 36 Years, Business, at present in Goa and Residing at 97-B, Menekshaw Road, Anupam Garden, Sainik Farm, New Delhi 110062 promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11/03/2020;

I, **MR. VARUN NAGPAL,** Designated partner and promoter of the proposed project **'LA GEMELA'** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, Mr. Varun Nagpal, Designated partner and promoter has a legal title Report to the land on which the development of the project is proposed

OR

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 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/promoter from the date of registration of project is 31 May 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the 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 that purpose.

OR

(ii) That entire of the 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 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)(l)(D) read with Rule 5 of the Goa Real estate (Regulation & Development) (Registration of real estate project, 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 these 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.

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 on this day of 18/03/2020

Deponent

Executed Before Me
Mapusa Dated 18/3/2020

Ms. Madhumita Avadhut Nayak Salatry
LLB
NOTARY
BARDEZ - TALUKA
MAPUSA - GOA
Reg. No. (371)
Sr. No. 905/2020

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Reg. No.
Date of Expiry
03/07/2024