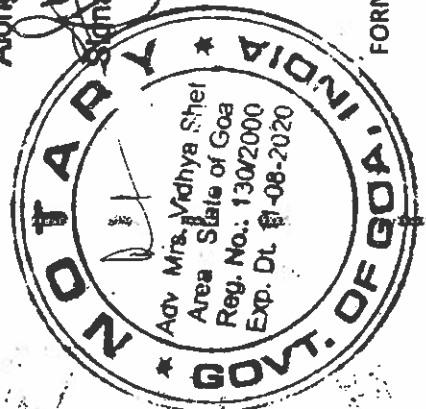




गोवा GOA

Serial No.: 7148 22 FEB 2018 432036
Vendor's Name : Apurva A. Shet Place of Vending Vasco Date of Sale:.....
Licence No.: JUD/VEN-LIC/1/2015/AC-1 Address: Chicalim

Value of Stamp Paper: Rs. 500
Name of Purchaser: *Prabhu Prabhakar Red Estate*
R/O: *Prabhu Prabhakar Red Estate*
Purpose: *Five hundred only*
As there is no stamp paper for the value of Rs.
Additional Stamp:
Along with:



Signature of Stamp Vendor

Signature of Purchaser

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
(To be submitted in stamp paper of value not less than Rs. 500/-)

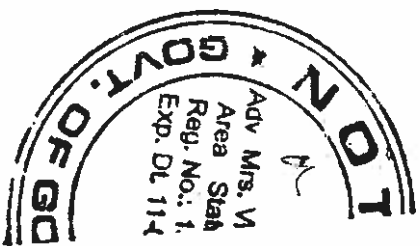
M/s. Prabhu Real Estates
Developers & Builders

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Amit Chandrakant Prabhu promoter of the project named
PRABHU'S WISTERIA/duly authorized by the promoter of the proposed project, vide
Proprietor's/his/their authorization No. NA dated NA; I, Shri. Amit Chandrakant Prabhu son/daughter of
Chandrakant Shrikrishna Prabhu aged Indian national, promoter of the proposed project/duly
authorized by the promoter of the proposed project do hereby solemnly declare, undertake and
state as under:

M/s. Prabhu Real Estates
Developers & Builders

Proprietor



(1) That i/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

have/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 s enclosed herewith.

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

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(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, 2019;

(4) (a) For new projects: That seventy per cent of the amounts realized 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 Rules—

(i) That seventy per cent of the 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.

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) of the Rules, 2017.

M/s. Prabhu Real Estates
Developers & Builders

Author



(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 the said 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.

Solemnly affirmed on 22nd 14th day of Feb 2018

M/s. Prabhu Real Estates
Developers & Builders

Amit Chandrakant Prabhu
Deponent

Verification

Proprietor

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 22nd 14th day of Feb 2018

M/s. Prabhu Real Estates
Developers & Builders

Amit Chandrakant Prabhu
Deponent

Proprietor

AFFIDAVIT BEFORE ME

I, the undersigned, do hereby affirm before me that the contents of the above Affidavit of the Deponent of this Affidavit and the oath is administered to the Deponent. If the Affidavit, by name Amit Chandrakant Prabhu

on 22/02/2018 Vasco-da-Gama, Goa, in the presence of identifying witnesses / proof of

Identity Page No. 10
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and are, now before me.

Adv. (Mrs.) VIDHYA A. SHET
NOTARY

STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH: 0832-2514130

Date: 22/02/2018
Page No.: 401/2018



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