

गोवा GOA

21/6/18

383439

Serial No. 19922

Value 500/-

For the purpose of DATWANI DEVELOPERS PVT LTD.

MARUSA

(Signature)

(Signature)



AFFIDAVIT CUM DECLARATION

...2/-

(Signature)

Affidavit cum Declaration of **DATWANI DEVELOPERS PVT. LTD.**, duly represented herein by its Director; **SHRI. SUNIL LAKHI DATWANI**, Son of Lakhi Datwani, aged 49 years, married, business, Indian national, having Pan Card no. [REDACTED] residing at A/12,, Milan, Pali Road, Bandra West, Mumbai 400050; promoter of the proposed project/ duly authorized by promoter of the proposed project, vide its authorization dated 29/5/2018, I, **SHRI. SUNIL LAKHI DATWANI**, promoter of the proposed project named "**FORTUNE BELEZA**", situated at survey no. 93 of Sub Division no. 9-A-4 of Village Marra, Pilerne, Bardez – Goa; do hereby solemnly declare, undertake and state as under:



1. That I / promoter have / has a legal title report to land on which development of project is proposed.

AND

A legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit by land owner or any person authorised by land owner along with an authenticated copy of agreement between such owner and promoter for development of Real estate project is enclosed herewith.

2. The said land is free from all encumbrances.
3. That time period within which project shall be completed by the company/ promoter from the date of registration of project; is 31/5/2021.

4. (a) For new projects :

That seventy per cent of amount realised by me / promoter from the Real estate project from Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank ,to cover cost of construction and land cost and shall be used only for that purpose.

Sunil Lakhi Datwani

5. That amounts from separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of Goa Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of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 I / promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That I / promoter shall take all approvals on time from competent authorities.

8. That I /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/ promoter have / has furnished such other documents as have been prescribed by rules and regulations made under the Act.

10. That I/ 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

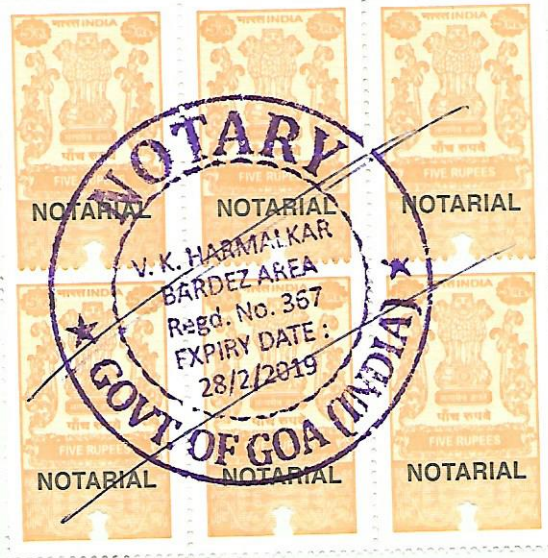
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mapusa, Bardez – Goa, on this 12th day of July 2018.



Sunil Lakhi Datwani

Deponent



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Mr. Sunil Lakhi Datwani
WHO IS IDENTIFIED BEFORE ME BY
Aadhar card no. [REDACTED]
WHOM I PERSONALLY KNOWN
REG No. 1806/18 DATED 12/07/2018

V. K. Harmalkar

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA - INDIA