



गोवा GOA

710781



Date: 14/08/25 St. No. 16 A Value Rs. 500/-  
Name of Purchaser: Ganmay U. Pholker  
Resident of: Caranzalem, Tiswadi, Goa  
Place of Vendor: Panaji  
License No.: AC/STP/VEN/102/2003  
Sign of Vendor: [Signature] Sign of Purchaser: [Signature]

**AFFIDAVIT CUM DECLARATION**

[Signature]





Affidavit cum declaration of **M/S MANAS DEVELOPERS** promoter of project named "**MIRAMAR TOWERS**", through its Sole Proprietor **MR. TANMAY ULHAS KHOLKAR ALIAS JEVOPTAM ULHAS KHOLKAR** (PAN No. [REDACTED], (AADHAR No. [REDACTED]), (email: [tanmaykholkar@gmail.com](mailto:tanmaykholkar@gmail.com)), (Mobile: [REDACTED]), son of Shri. Ulhas Mahabaleshwar Kholkar, aged 47 years, Businessman, Married, Indian National, resident of Block A, Adwalpalkar Shelter, Caranzalem, Taleigao, Tiswadi-Goa, do hereby solemnly declare, undertake and state as under:

1. That I the aforesaid Promoter, **M/S MANAS DEVELOPERS** have a legal title report to land on which development of project is proposed and a legally valid authentication of title of such land along with an authenticated copy of agreement between such land owners and the **PROMOTER** for development of real estate project is enclosed herewith.

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

3. That the time period within which project shall be completed by the **PROMOTER** from the date of the registration of the project is 31<sup>st</sup> May 2025.

4. That seventy per cent of amount to be realised hereafter by **PROMOTER** for 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.

5. That the amounts from separate account shall be withdrawn in accordance with Section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 **PROMOTER** shall get accounts audited within six months after 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 amounts collected for a particular project have been utilised for the project and withdrawal

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Advocate & Notary  
Tiswadi Taluka  
Reg. No. 242/10



has been in compliance with proportion to percentage of completion of the project.

7. That the project shall be completed through self financing or through Bank/Institution Finance, as declared in the Online application form and no amount in any form, from projective purchaser buyer(s), towards the booking/ sale/offer for sale etc.\* shall be/was carried out prior to the completion stage wise completion of the project as agreed with the prospective buyer in terms of the agreement entered with him/her/it/they.

8. That the **PROMOTER** shall take all the pending approvals on time, from the competent authorities.

9. That no advertisement/marketing, etc. is carried out prior to the RERA registration.

10. That the **PROMOTER** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub section (2) of the section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

11. That the **PROMOTER** has furnished such other documents as have been prescribed by rules and regulations made under the Act.

12. 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 21<sup>st</sup> day of April 2022 at Panaji, Goa.

For M/S MANAS DEVELOPERS

MR. TANMAY ULHAS KHOLKAR ALIAS  
JEVOTTAM ULHAS KHOLKAR  
(SOLE PROPRIETOR)  
DEPONENT







VERIFICATION

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

Verified by me at Panaji, Goa on this 21<sup>st</sup> day of April 2022. *[Signature]*

For M/S MANAS DEVELOPERS

*[Signature]*  
MR. TANMAY ULHAS KHOLKAR ALIAS  
JEVOTAM ULHAS KHOLKAR  
(SOLE PROPRIETOR)  
DEPONENT



Solemnly affirmed and verified before  
me by Mr Tanmay Kholkar  
@ Jevotam Ulhas Kholkar  
who is identified on the basis of  
Address and Card bearing  
NO. [REDACTED]  
Reg No 44012022  
Date 21-4-2022  
*[Signature]*

SANJAY A. GAONKAR  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa.  
Reg. No. 242/10