



गोवा GOA



Serial No. 222 Place of Vendor, Panaji Date 6/2/18
Value of Stamp Paper 500
Name of Purchaser _____
Residence _____ Name of Firm _____
Purpose _____ Transacting Parties: _____

387439

Sign of Stamp Vendor
Mangala N. Karapurkar
License No. ACISTP/VEN/747/99

Sign of Purchaser

FORM 'II'

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION of
Mr. CHINMAY PATIL, promoter of the
proposed project known as 'CAMELOTTE'

I, **Mr. CHINMAY PATIL**, 36 years of age, s/o Mr. Vishwasrao Patil, married, businessman, Indian National and resident of Ambekhand, Verem, Reis Magos, Bardez, Goa, promoter of proposed project known as '**CAMELOTTE**', do hereby solemnly declare, undertake and state as under:

1. I say that I have a Legal Title Report to the land known as "AMBECANDEM", admeasuring **2,800** sq.mtrs, surveyed under No. **5/5** of the Village Panchayat of **Reis Magos**, situated within the limits of the Village Panchayat Reis Magos, **Bardez**, Goa, on which the development of the proposed project is to be carried out and a legally valid authentication of title of the such land along with an authenticated copy of the Agreement of Development dated 22-06-2015, executed before the Notary Linus Emmanuel under Serial No. 876/2015 on 23-06-2015, a copy of which is enclosed herewith between the Owner and the Promoter, copy of which is enclosed herewith.
2. I say that the Project Land is free from all encumbrances.
3. I say that the time period within which the project shall be completed by the Promoter from the date of registration of project is **28th December, 2018**.



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4. I say that 70% of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.
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7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
9. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
10. 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 this 22nd day of February, 2017 at Panaji, Goa.

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Chinnay Patel

WHO IS IDENTIFIED BEFORE ME BY

WHOM I KNOW.

SR. NO.: 537/18

DATED: 22-02-18



Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14


DEPONENT



VERIFICATION

The contents of my above AFFIDAVIT CUM DECLARATION are true and correct and nothing material has been concealed by me therefrom.

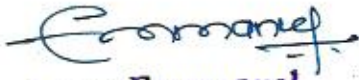
Verified by me at Panaji, Goa

On this 22nd day of February, 2017




DEPONENT

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Chinnay Patti
~~WHO IS IDENTIFIED BEFORE ME BY~~
~~WHOM I KNOW.~~
SR. NO.: 538/18
DATED: 22.02.18


Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14

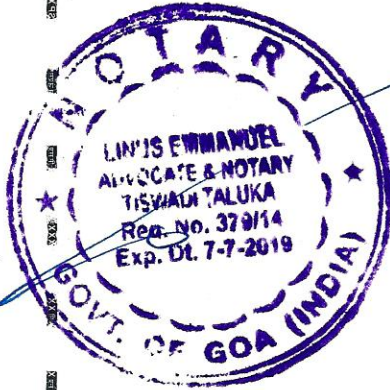




गोवा GOA

Serial No. 278 Place of Vendor, Panaji Date 1/1/18
Value of Stamp Paper 500
Name of Purchaser _____
Residence _____ Name of Father _____
Purpose _____ Transacting Parties : _____

387438



Sign of Stamp Vendor
Mangala N. Karapurkar
License No. AC/STP/VEN/747/90

Sign of Purchase

FORM 'II'

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION of
Mr. GIRISH RAGHA, promoter of the
proposed project known as 'CAMELOTTE'



I, **Mr. GIRISH RAGHA**, 47 years of age, s/o Mr. Laxman Ragha, businessman and partner of **M/s ASHRAY REAL ESTATE DEVELOPERS**, a Partnership Firm registered under the Indian Partnership Act under No. **113/2006**, having its registered office at Office No. 2, 2nd Floor, Landscape Shire, Caranzalem, Goa, promoter of proposed project known as '**CAMELOTTE**', do hereby solemnly declare, undertake and state as under:

1. I say that I have a Legal Title Report to the land known as "AMBECANDEM", admeasuring **2,800** sq.mtrs, surveyed under No. **5/5** of the Village Panchayat of **Reis Magos**, situated within the limits of the Village Panchayat Reis Magos, **Bardez**, Goa, on which the development of the proposed project is to be carried out and a legally valid authentication of title of the such land along with an authenticated copy of the Agreement of Development dated 22-06-2015, executed before the Notary Linus Emmanuel under Serial No. 876/2015 on 23-06-2015, a copy of which is enclosed herewith between the Owner and the Promoter, copy of which is enclosed herewith.
2. I say that the Project Land is free from all encumbrances.



- 
3. I say that the time period within which the project shall be completed by me from the date of registration of project is **28th December, 2018.**
 4. I say that 70% of the amounts to be realized hereinafter by me 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) (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 I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
10. That I 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 this 22nd day of February, 2017 at Panaji, Goa.

SOLEMNLY AFFIRMED AND VERIFIED

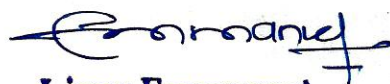
BEFORE ME BY Grish Padga

WHO IS IDENTIFIED BEFORE ME BY

_____ WHOM I KNOW.

SR. NO.: 389/18

DATED: 22-02-18



Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14



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 Panaji, Goa

On this 22nd day of February, 2017

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Ginzh Ragha
WHO IS IDENTIFIED BEFORE ME BY
_____ WHOM I KNOW.

SR. NO.: 540/18

DATED: 22-02-18



Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14



DEPONENT

