



गोवा GOA

687 Place of Use: Bidhar Date: 28/4/23

571569

Value of Stamp Paper Rs. 500/-

Name of the Purchaser: Priya P. Amonkar

Residence at: Bidhar

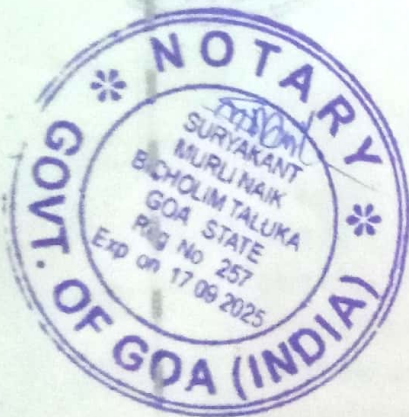
As there is no other stamp paper of the same value, 500/-

additional Stamp Paper of the same value is attached
alongwith

Signature of Vendor

Signature of Purchaser

St. No. 257/2025/17442 J. No. 29/08/1497



FORM "II"

Affidavit Cum Declaration of Mrs. Priya P. Amonkar as a sole proprietor as a promoter of the project name The River Edge duly authorised by the promoter of the project Mrs. Priya P. Amonkar wife of Prabhakar S. Amonkar aged 70 year, 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:-

Priya P. Amonkar

- 1) That I promoter have a legal title Report to the land on which the development of the project is proposed.
- 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 02/05/2028.
- 4) (a) For new project: That seventy percent of the amount realised by me/promoter of the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule 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 percent of the amounts to be realised hereinafter by me/promoter, developer and builder for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
 - (ii) The entire amount 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 schedule 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 amount from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and 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 account audited within six months after the end of every Financial year by a practicing Chartered Accountant, and shall produce a statement of account duly certified and signed by such practicing Chartered Accountant shall be utilised for the project and the withdrawal has been 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.



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- 9) That I the promoter have furnished such other documents as have been prescribed by the Rule and Regulations made under the Act (10) that we the promoters, developer and builder shall not discriminate against any allottee at the time of any apartment, plot or building as the case may be.

Solemnly affirmed on 2nd day of May 2023 at Bicholim.

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 Bicholim on this 2nd day of May 2023.

RY
*
(DIA)



Priya P. Nair

Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Priya Prabhakar Armonkar
WHOM IS IDENTIFIED BEFORE ME BY

WHOM I PERSONALLY KNOW
REG NO. 135 DATED 02/05/2023
2023

BEFORE ME

S. M. NAIR

B.A.L.L.B.

Advocate & Notary Public
Bicholim - Goa.