भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

No. 7187 Place of Vend Bicholim Date of Issue 6/1/2025

952849

Value of Stamp Paper Rs. 500/-

Name of the Purchaser Priya Amonkar

Residing at Bicholim

As there is no provision for Stamp Paper for the value Rs. 500/-

additional Stamp Paper for the value is attached

alongwith

Signature of Vendor

Priya P. Amonkar

Signature of Purchaser

NOTARY GOVT. OF GOA (INDIA)

SURYAKANT MURLI NAIK BICHOLIM TALUKA GOA STATE Reg No 257 Exp on 17 JUN 2025

FORM "II"

Affidavit Cum Declaration of Mrs. Priya P. Amonkar as a sole proprietor as a developer, promoter and builder of the project name The River Edge II duly authorised by the promoter, developer and builder of the project I, Mrs. Priya P. Amonkar wife of Prabhakar S. Amonkar aged 70 year, Indian National, duly authorized by the promoter, developer and builder of the project do hereby solemnly declare, undertake and state as under:-

Priya P. Amonkar

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1) That I promoters, developer and builder 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 us as promoters, developers and builder from the date of registration of project is 29/11/2029.

4) (a) For new project: That seventy percent of the amount realised by us as promoters, developers and builder 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 us as promoters, 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 us as a 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, 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 we the promoter, developer and builder 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.

Prita P.

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7) That we the promoter, developer and builder shall take all the pending approvals on time, from the competent authorities.

8) That we the promoter, developer and builder 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 we the promoter, developer and builder 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 6th day of January 2025 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 6th day of January 2025.

Priya P. Naik

Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Priya Prabhakar Armonkar
WHOM IS IDENTIFIED BEFORE ME BY
I PERSONALLY KNOW
REG NO. 03 DATED 07/01/2025
/2025

NOTARY GOVT. OF GOA (INDIA)
SURYAKANT MURLI NAIK
BICHOLIM TALUKA
GOA STATE
Reg No 257
Exp on 17/09/2025
NOTARIAL NOTARIAL

BEFORE ME
S. M. NAIK
B.A.LL.B.
Advocate & Notary Public
Bicholim - Goa.

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