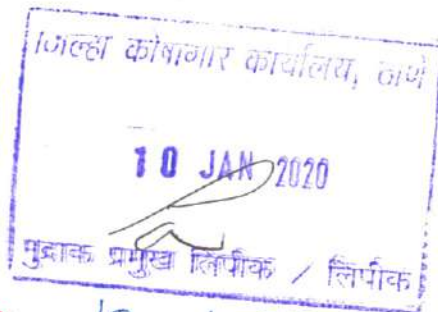


महाराष्ट्र MAHARASHTRA

2019

AV 092278



16 JAN 2020



**AFFIDAVIT CUM DECLARATION**

I, Shri VinayKedia, s/ o Mr. SurendraKedia, age 37 years, Indian National, Director/Authorized Signatory of M/S Prescon Homes Private Limited having administrative office at 207, Second Floor Edcon Mindspace, Behind Campal Trade Center, Campal, Panaji - Goa, 403001, the Promoter of the proposed project "PRESCON

जोडपत्र - १ Annexure - 1 / जोडपत्र - २ Annexure - 2

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... 5153

दिनांक .....

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहे का ?

होय / नाही

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणा-याचे नाव .....

हस्ते असल्यास त्यांचे नाव .....

पत्ता व सही .....

दुस-या पक्षकाराचे नाव (जोडपत्र - १ वगळता) .....

मुद्रांक शुल्क रुपये :

500

मुद्रांक विक्रेता परवाना क्र : 1201006

मुद्रांक विक्रेत्याची सही (श्री. अनंत दामू विशे) .....

मुद्रांक विक्रीचे ठिकाण : श्री कॉम्प्युटर, दुकान नं. ४३, कलेक्टर ऑफिस जवळ, कोर्टनाका, ठाणे ४००६०१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे





AMANHA -PHASE II", do hereby solemnly affirm, declare, undertake and state as under:

(1) The Promoter of the proposed project is developing the project in the name and style known as "PRESCON AMANHA PHASE II", forming part of the sub divided and provisionally approved Plot bearing independent Survey No. 8/1-D admeasuring 50956 m2 forming part of the bigger larger property known as " TOLLEM E OITERO DE AGALI" or "AGAYE" situated at Village Azosssim -Neura Village Panchayat , Taluka Tiswadi, registration Sub -district of Ilhas , North Goa District , State of Goa.

(2) That the Promoter proposed has a legal title Report to the land on which the development of the proposed project is to be carried out.

(3) That the project is free from all encumbrances.

(4) That the time period within which the project shall be completed by the Promoter from the date of registration of project is 30/06/2022.

(5)The Project shall be completed through "Public Financed and Self Financed and due process shall be followed as per provisions of the Section 4.2(1) (D) of the RERA (Act), 2016.

(6) That seventy per cent (70%) of the amounts realized 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 exclusively for that purpose as aforementioned.

(7) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real



*Md. Iqbal*

Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(8) 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.

(9) That the Promoter shall take all the pending approvals on time, from the competent authorities.

(10) 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.

(11) That the Promoter has furnished such other documents as have been prescribed by the 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 this 17th day of January 2020 at Mumbai.



**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 Mumbai on this 17<sup>th</sup> January 2020.



Place: Mumbai

Date: 17/01/2020.

*[Signature]*

DEPONENT

NOTARISED

*[Signature]*  
**Rajani Pathak**  
B.Sc., LL.M  
NOTARY

1st Floor, Vision Business Centre,  
Shiwandiwala Terrace, Adjacent to Court  
Thane. Ph.: 25340935, 9821138766



NOTED & REGISTERED  
Sr. No. A 885/2020

20 JAN 2020