

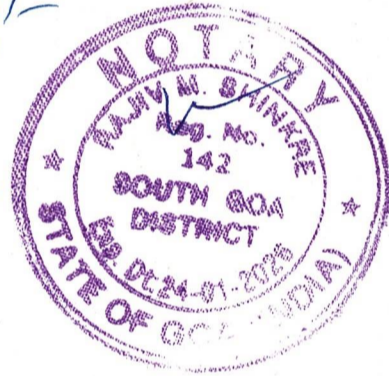


गोवा GOA

10517 Place of Vendor MARGAO Date: 9/2/2022

723382

Name of Promoter: 500/-
Name of Purchaser: Damodar C. Karapurkar
Name of Father:
Purpose: Transacting Parties }
No. of single papers for the value of Rs. 500/-
Stamp papers for the completion of the value are
along with. 500/-
Signature: [Signature]
Notary: KOLWALKAR
JUDICIAL NOTICE/2016/AC-1
Goa Signature of Purchaser: D.C.S.



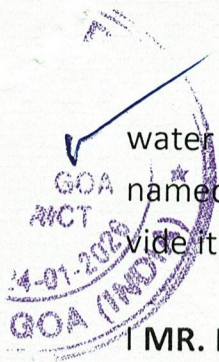
FORM 'II'

[See rule 3(6)]

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

Affidavit cum Declaration of M/S CITYSCAPE DEVELOPERS THROUGH ITS
PROPRIETOR MR. DAMODAR CHANDRAKANT KARAPURKAR, Age Adult,
Occupation Business, having office at, 6, Sunglow, CD Countryside, Near PWD

[Signature]



water supply Dept. Murida, Fatorda Margao Goa 403602, promoter of the project named '**UPPER CREST**' / duly authorized by the promoter of the proposed project, vide its/his/their authorization No. dated

MR. DAMODAR CHANDRAKANT KARAPURKAR, Age Adult, Occupation Business, having office at, 6, Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda Margao Goa 403602, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has 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.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is **31/12/2028**;

(4) (a) For new projects: That seventy per cent of the amounts realised 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 scheduled 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 per cent of the amounts 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 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/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.

(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

DCG

(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.

(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/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 dated 16 /04/2024




Deponent

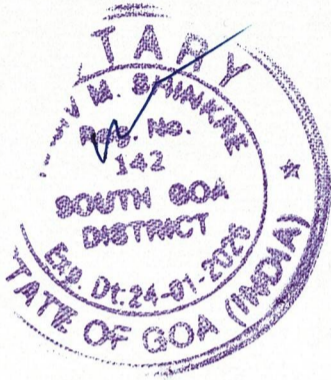
M/S CITYSCAPE DEVELOPERS
THROUGH ITS PROPRIETOR
MR. DAMODAR CHANDRAKANT KARAPURKAR

(P.T.O.)

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 Margao, Goa on Dated 16/04/2024.



DCS

Deponent

M/S CITYSCAPE DEVELOPERS
THROUGH ITS PROPRIETOR
MR. DAMODAR CHANDRAKANT KARAPURKAR

Solemnly Affirmed Before Me by
Damodar C. Karapurkar

Who is Identified by
Aadhar Card
To whom I Personally know

Reg. No. 107527
Date: 17/04/2024

RAJIV MUKUND SHINKRE
NOTARY MARGAO
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)

