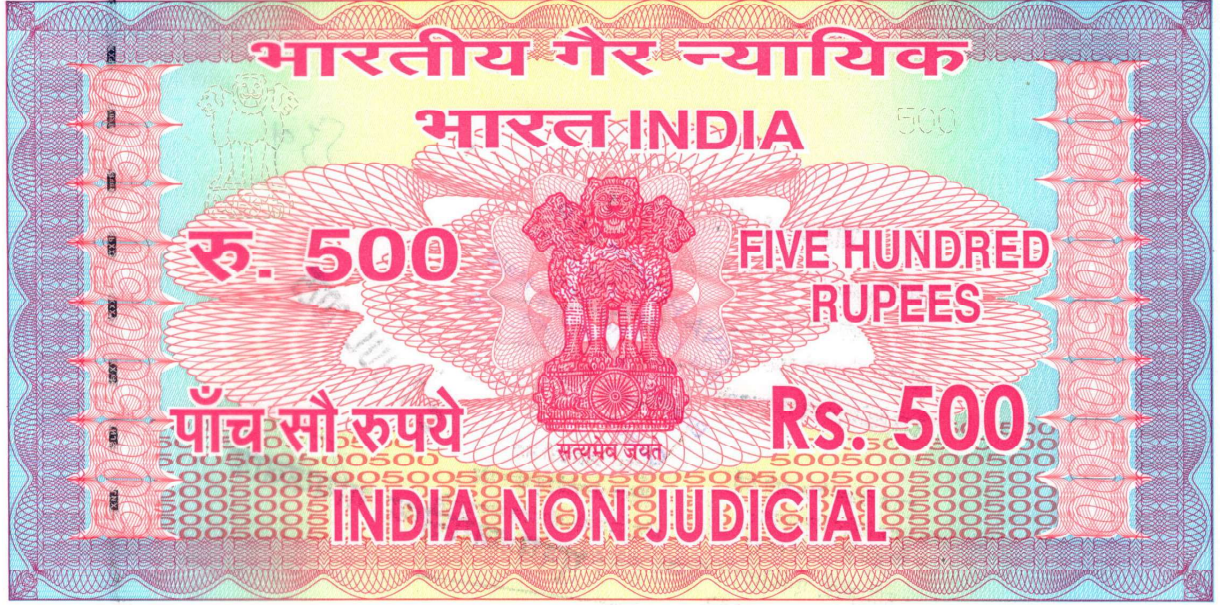




महाराष्ट्र MAHARASHTRA

2025

DZ 685269



श्रीमती एस. एस. चव्हाण

FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. JASMINDER SINGH ARORA**
Partner of **UNA HOMES LLP**, promoter of the project named "**UNA VERA**" situated Chalta No. 39 of P. T. Sheet No. 5, City Survey Mapusa, Cunchelim, Mapusa-Bardez, North Goa, Goa.



Jasminder Singh
1

I, MR. JASMINDER SINGH ARORA, son of Mr. Gurbachan Singh Arora, aged 63, Indian National, promoter of the proposed project **“UNA VERA”** at Cunchelim City Survey Mapusa, **Bardez-Goa** duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

- 1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
- 2) 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 20th June 2030.
- 4) For ongoing project on the date of commencement of the Rules— That seventy per cent of the amounts to be realized 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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



Jasminder Singh

that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 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 have/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 **28th day of May 2025 at Mumbai-Maharashtra.**



Jaswinder Singh
DEPONENT
MR. JASMINDER SINGH ARORA

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 on **28th day of May 2025 at Mumbai-Maharashtra.**

This document is noted at
Sr. No. 190
in the Notary Register No |

Jaswinder Singh
Deponent

MR. JASMINDER SINGH ARORA

08 JUL 2025

08 JUL 2025
BEFORE ME

Megha A. Patil
Adv. MEGHA A. PATIL
ADVOCATE & NOTARY GOVT. OF INDIA
Regn. No. 30229
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