



FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Green energy real estate and homes by Mrs. Sanchita S. Korgaonkar and Mr. Pitu Chandrakant Wadkar promoters of the project name Green Emerald Plaza,

I, SMT. SANCHITA S. KORGAONKAR, daughter of Late Shri. Chandrakant Wadkar, aged 48 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

*Sanchita S. Korgaonkar* *Pitu Wadkar*





AND

**I, MR. PITU CHANDRAKANT WADKAR**, Son of Late Shri. Chandrakant Wadkar, aged 51 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That We, promoter have a legal title Report to the land on which the development of the proposed project is 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 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 **30-12-2029**.
- (4) (a) For new projects: That seventy per cent of the amounts realized 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilized 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.
- (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



*Handwritten signature of Pitu Chandrakant Wadkar*



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 20<sup>th</sup> day of May 2024 at Vasco-Da-Gama, Goa.

*[Signatures]*

Deponents

#### VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Vasco-Da-Gama, Goa on this 20<sup>th</sup> day of May 2024.

*[Signatures]*

Deponents



Solemnly affirmed before me by  
Sanchita S. Korgaonkar & Pitu  
Handiakant Wadkar  
Who is identified to me by.....

Who is personally know to me  
this 20<sup>th</sup> day of May 2024  
Reg. No. 2154 /2024

*[Signature]*

Adv. Ms. HARJIT KAUR GURMIT SINGH  
NOTARY  
(Govt. Of India)  
Shop No. 26, Ground Floor  
Karma Paes Avenue,  
Vasco-da-Gama, Goa.