



गोवा GOA

Serial No. 160 Date of Issue 03/04/2023  
Name of the Party Smt  
Name of the Property Sujata Desai  
Particulars Parvathi  
Signature of the Party [Signature]  
Signature of the Notary [Signature]

809961




**FORM 'II'**  
**AFFIDAVIT CUM DECLARATION**

Affidavit Cum Declaration of Mrs. Sujata Bharat Desai, as a director of Sanquelim, Real estate Pvt. Ltd., as a Developer, promoter and builder of the project named "Omava Business Centre" <sup>(BLOCK A)</sup>, duly authorized by the Developer, Promoter and Builder of the proposed project, I Smt. Sujata Bharat Desai,

..1..

[Signature]



wife of late Mr. Bharat S. Desai, 47 years of age, married, business, Indian National, residing at House No. 1407/18, Avani Mansion, Abinav Colony, Alto Porvorim, Bardez, Goa, 403521, 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.

OR have /has 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. OR That details of encumbrances including dues and litigation, details of any right, title, interest or name of any part 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, <sup>25<sup>th</sup> 11/2024</sup> December 2025.






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.

(b) For ongoing project on the date of commencement of the Rules—

i. That seventy percent 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

ii. That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

SSS/1e



5) That the amounts 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 Projects, Registration of Real Estate Agents, Rules 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 section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

*[Handwritten signature]*



9) That I/the promoter have /has furnished such other documents as have been prescribed by the rules and regulation 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 <sup>th</sup> 9 day of May 2023 at Panaji

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 Panaji on this <sup>th</sup> 9 day of May, 2023

*[Signature]*  
DEPONENT



BEFORE ME

I hereby attest the signature (s)/LN<sup>m</sup> of Executing Parties:.....  
Who is /are identified by:.....  
When I Know Personally.  
Serial No. 6074 / Date 9/5/2023

*[Signature]*

L. M. GAJINKAR  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA