



गोवा GOA

Serial No. 893 Place of Vendor, Panaji Date 06/7/2022 734913
Value of Stamp, Paper 500
Name of Purchaser Swapnil Nachinolkar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

Sign of Stamp Vendor MK
Mangala N. Karapurkar
License No AC/S/1/19/2017/99

Sign of N



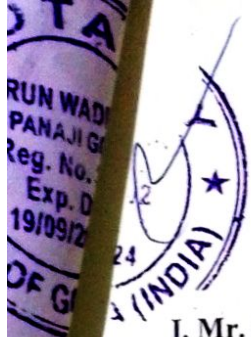
FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Swapneel Nachinolkar as Partner of M/S Priority Constructions, promoter of the project named "Priority Royale", and having its office at 2nd Floor, Above Honda Showroom, New Taleigao bypass road, Taleigao, Goa - 403002.

Sw



I, Mr. SWAPNEEL PRABHU NACHINOLCAR, of Taleigao aged 38 years, Indian National, promoter of the proposed project "Priority Royale" – A project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and states 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 is provided.
- 3) That the time period within which the project shall be completed by me/promoter from the date of Registration of project is 30th June 2026.
- 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 shall be used only for that purpose.

- 5) That the amounts from the separate account shall be withdrawn in accordance with Section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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, Rates of Interest and Disclosures or Website) Sa es,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 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 maybe.

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a cursive name.

Solemnly affirmed on 26th day of December 2022 at Taleigao.



[Signature]
Deponent

Mr. Swapneel Nachinolcar
Partner
M/S Priority Constructions

Verification

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

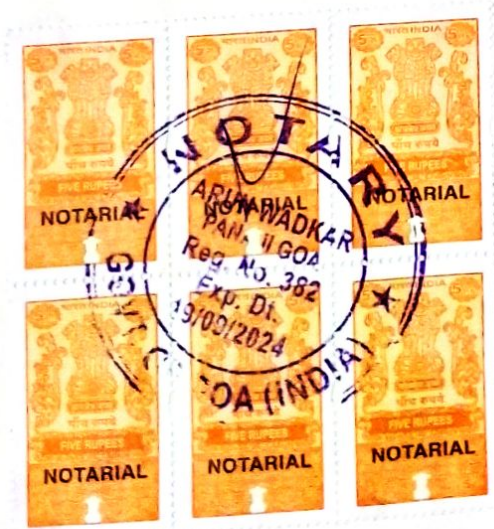
Verified by me at Taleigao on 26th day of December 2022.

[Signature]
Deponent

Mr. Swapneel Nachinolcar
Partner

M/S Priority Constructions

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY ... *Swapneel Nachinolcar* ...
WHO IS IDENTIFIED BEFORE ME
BY ... *Arjun Wadkar* ...
WHOM I KNOW
SERIAL No. *23054* DATED *26/12/2022*



[Signature]
ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014