



गोवा GOA

Serial No. 602 Place of Vend MARGAO Date 11/4/2022 700501  
Value of Stamp Paper: .....  
Name of Purchaser: Parijat Prabhudesai  
Residence: Faborda Name of Father: .....  
Purpose: ..... Transacting }  
Parties }  
As there is no one single paper for the value of Rs. ....  
Additional stamp papers for the completion of the value are  
attached along with. Three  
Stamp Vendor's Sign.  
Ermelinda Alacodde Dias  
Shop No. C-48, SGPDA Market,  
in No. JUD/VEN-Cic/2006/AC-I  
Signature of Purchaser: [Signature]

**FORM 'II'**  
[See rule 3(6)]

**AFFIDAVIT-CUM-DECLARATION**

(Affidavit-cum-Declaration of **ISHAN VENTURES**, through its **Sole Proprietor, MR. PARIJAT PRAKASH PRABHUDESAI** alias **PARIJAT PRAKASH PRABHUDESSAI**, aged about 37 years, businessman, having its office at Office No. 208/209/210, Lake Plaza, 2<sup>nd</sup> floor,

[Signature]

Central Wing, State Highway No. 5, Fatorda, Margao, South Goa, 403602, and promoter of the project named '**POROBO BELMONTE**'

I, **PARIJAT PRAKASH PRABHUDESAI** alias **PARIJAT PRAKASH PRABHUDESSAI**, son of Prakash Srirang Prabhudessai, aged 37 years, Indian National, businessman, residing at Flat No. 3, 2<sup>nd</sup> floor, Sapana Plaza, A. D. Costa Road, Margao, Goa, 403601, the promoter of the proposed project of **POROBO BELMONTE**, do hereby solemnly declare on oath, undertake and state as under:

(1) That I, as the promoter, have a legal title to the land on which the development of the said project, is proposed.

(2) That the said project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me, as the promoter of the said project, from the date of registration of the project; is five years and/or on or before **31/03/2027**.

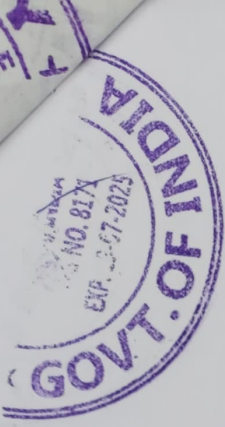
(4) That I shall deposit, from time to time, seventy percent of the amounts realized, in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and such amount shall be used only for the purpose of construction of the building in the project and land cost.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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, as 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, as the promoter, shall take all the pending approvals on time, from the competent authorities.

(8) That I, as 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, as the promoter, have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

(10) That I, as 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 at Margao, Goa, on this 13 day of April, 2022.

Deponent

**ISHAN VENTURES  
THROUGH ITS PROPRIETOR  
MR. PARIJAT PRAKASH PRABHUDESAI**

(D.L. - GA0820030102426)

#### VERIFICATION

I, **PARIJAT PRAKASH PRABHUDESAI** alias **PARIJAT PRAKASH PRABHUDESSAI**, son of Prakash Srirang Prabhudessai, aged 37 years, Indian National, businessman, residing at Flat No. 3, 2<sup>nd</sup> floor, Sapana Plaza, A. D. Costa Road, Margao, Goa, 403601, do hereby verify that 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 Margao, Goa on Dated 13/04/2022

Deponent

**ISHAN VENTURES  
THROUGH ITS PROPRIETOR  
MR. PARIJAT PRAKASH PRABHUDESAI**

(D.L. - GA0820030102426)

Solemnly affirmed before me by  
Mr. Parijat P. Prabhudesai  
Who is identified to me by

Whom I personally know

**ANJALI K. NALE**  
NOTARY  
GOVT. OF INDIA

Place Margao Date 13.4.2022  
Reg. No. 54391202

