भारतीय गैर न्यायिक

भारत INDIA

500

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

598791

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AO
R. AGUIAR, MARGAO

Sr. No. 426 Place: Date: 8/7/24
Value of Stamp Paper: 500/-
Name of Purchaser: Siddhi Narvekar
Residence: Name of Father:
Purpose Transaction Party:

Signature of Stamp Vendor

Signature of Stamp Purchaser

NOTARY
SANJAY A. SHIRODKAR
AICETE
TALUKA
Expiry Date:
15-09-2024
No. 205
GOVT. OF GOA (INDIA)

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

Affidavit cum Declaration

NOTARY
SANJAY A. SHIRODKAR
VALCETE
TALUKA
Expiry Date:
15-[illegible]-2024
Reg. No. 205
OF GOA (INDIA)

Affidavit cum Declaration of **Mr. RUMEET SHARAD GOSALIA** Director in **RUMEET DWELLERS PRIVATE LIMITED**, promoter of the project named **" STATUS MEADOWS ",** duly authorized by the promoter of the proposed project,

I, **Mr. RUMEET SHARAD GOSALIA** son of late **Mr. SHARAD MANILAL GOSALIA**, major of age, Indian national Director in **RUMEET DWELLERS PRIVATE LIMITED**, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have/has a legal title Report to the land on which the development of the project is proposed

   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 encumbrances.
   OR
   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 the promoter from the date of registration of project is **30/12/2027**.

4. (a) For new projects: That seventy per cent of the amounts realized by the 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 per cent of the amounts to be realised 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.
   OR
   (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.

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.

NOTARY
SANJAY A. SHIRODKAR
:ALCETE
TALUKA
Exp. Date:
15.02.2024
No. 205
GOA (INDIA)

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such a Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project has 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 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, on any grounds.

Solemnly affirmed on 08 the day of July 2024.

Rumeet Gosalia

Mr. RUMEET SHARAD GOSALIA
Deponent

Verification

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

Verified by me at Goa on this 08 day of July 2024.

Rumeet Gosalia

Mr. RUMEET SHARAD GOSALIA
Deponent

Solemnly affirmed before me by
Mr. Rupesh Sharad Gosalia
who is identified to me by
Driving GA09 20030003185
who is personally known to me
this 08th day of July 2024
Reg No. 452/2024

08/07/2024.

SANJAY A. SHIRODKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)