



महाराष्ट्र MAHARASHTRA

2017

AE 957521



Sub Treasury Office,
Vasai.
13 MAR 2018
Sub Treasury Office,
Vasai.

13/3/18

आनंद झेगोवस टावपिंग व लॉपॅनेशन सेंटर
"आनंद" जवरी रोड, वडई फोन २३२५६४०, २३२२६६०

अ.र. नं.

श्री. Rajendra Raut

रा. Van हस्ते

बांस किंमत रु. 500 या मुद्रांक विक्रला

सौ. जयश्री श्रीप्रकाश कोकल

ता. नं. १४/

पुस्तक विक्रेता

20 MAR 2018

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajan Janardan Raut, duly authorized by the promoter of the project named Rastroli Residency, vide their authorization no. Nil dated 20.02.2018;

[Handwritten Signature]



I, Rajan Janardan Raut, son of late Janardan Raghunath Raut, aged 49, Indian national, R/o Nirmiti, Tiwali Wadi, Opp S T Depot, Vasai, Maharashtra duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project; is 31st March, 2019
4. That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilised 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 these 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.

Solemnly affirmed on this 21st day of March, 2018 at Vasai, Maharashtra



Deponent

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 Vasai, Maharashtra on this 21st day of March, 2018



Deponent

BEFORE ME



AJAY A. JAYSWAL
ADVOCATE & NOTARY
(GOVT. OF INDIA)
A/102, Snehaipark C.H.S.,
Near Vasai Court, Tal. Vasai.



Deponent

REG. No. 229
Dated: 21 MAR 2018



Declaration for Authorised Signatory

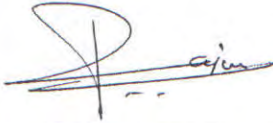
We,

- 01) Rajan Janardan Raut,
- 02) Amol Janardan Raut,
- 03) Pritam Prabhakar Patil,

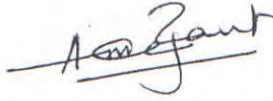
Hereby solemnly affirm and declare that Mr. Rajan Janardan Raut, Partner, to act as an Authorized Signatory for the Firm M/s. AXR REALTORS for which application for registration of the Real Estate Project is being filed with "The Real Estate Regulatory Authority, Goa", under the Real Estate (Regulation and Development) Act, 2016.

Mr. Rajan Janardan Raut, Partner of the firm is authorized to sign all the necessary applications, undertakings and such other documents as may be necessary for registration of the Real Estate Project on behalf of firm.

All his actions in relation to this business will be binding on us.



Rajan Janardan Raut
Partner



Amol Janardan Raut
Partner



Pritam Prabhakar Patil
Partner

Acceptance as an authorized signatory

I, Rajan Janardan Raut, hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Date: 20/02/2018

Place: _____



Signature of Authorized Person
Rajan Janardan Raut
(Partner)

