

NOTARY  
MAHARASHTRA  
MUMBAI



महाराष्ट्र MAHARASHTRA

BT 183390



प्रधान मुद्रांक कार्यालय, मुंबई.  
प.म. क्र. १८३३९०  
27 SEP 2022  
संलग्न अधिकारी

श्रीमती प्रतिक्षा दळवी



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

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashwinder Matharu Director in Lodha Landbuild  
Infrastructure Private Limited duly authorized by the promoter of the proposed project  
named "Imperial Goa Phase 1", vides its/his/their authorization no. N.A. dated 12<sup>th</sup> July  
2022;

जोड़पत्र-१ Annexure - 1  
Only for Affidavit (U/T)

मुद्रांक विक्रेता/प्रादाताही श्री. IODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED

मुद्रांक विक्रेता घेणाऱ्याचे नाव \_\_\_\_\_

मुद्रांक विक्रेता घेणाऱ्याचे रहिवासी पत्ता \_\_\_\_\_

3rd Floor, Lodha Excel

मुद्रांक विक्रेताबाबतची नोंद वही अंश. क्रमांक \_\_\_\_\_

दिनांक \_\_\_\_\_

3rd Floor, Lodha Excel  
Mumbai, Maharashtra, India, 400011

N. M. Joshi Marg, Mahalaxmi,

Mumbai, Mumbai City,  
Maharashtra, India, 400011

मुद्रांक विक्रेता घेणाऱ्याची सही \_\_\_\_\_

प्रवानाधारक \_\_\_\_\_

परवाना क्रमांक : ८०००७३

मुद्रांक विक्रेताचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम

२०, शाहिद भगत सिंह रोड, २/१५, आनंद भुवन, फ्लॉर, मुंबई-४०० ००८.

भारतीय कायद्यान्वये/न्यायालयासमोर पतिलापत्र सोबत करणाऱ्याची मुद्रांक

कायदाही आवश्यकता नाही. (भारताने आदेश दि. ०५/०६/२००८) सुकर.

ज्या कारणांसाठी ज्योती मुद्रांक वॉरंटी शेका स्थानाचे ल्याच कारणांसाठी मुद्रांक वॉरंटी

केल्याचेतून द.मिहिलता पापरणे बंधनकारक आहे.

2022

4 OCT 2022

2022

4 OCT 2022

GOVERNMENT



1. Mr. Ashwinder Matharu son of Sukhwinder Matharu, aged 35 Years, Indian national Director in Lodha Landbuild Infrastructure Private Limited, duly authorized by the promoter of the proposed project 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

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

(3) That the time period within which the project shall be completed by me/ promoter from the date of registration of project; is 30/06/2025

(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.

(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/ 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.

(9) That I/ the promoter have/ has furnished such other documents as have been prescribed by the rules and regulations 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 4<sup>th</sup> October, 2022

Mr. Ashwinder Matharu  
Deponent



**BEFORE ME**  
  
HEMANT JANGAM  
NOTARY, GOVT. OF INDIA  
MUMBAI, MAHARASHTRA.

- 4 OCT 2022

Reg. No. ....	(1752)
Sr. No. ....	354
Pg. No. ....	36
Date .....	4 OCT 2022

**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 Mumbai 4<sup>th</sup> October, 2022



**Mr. Ashwinder Matharu**  
Deponent

