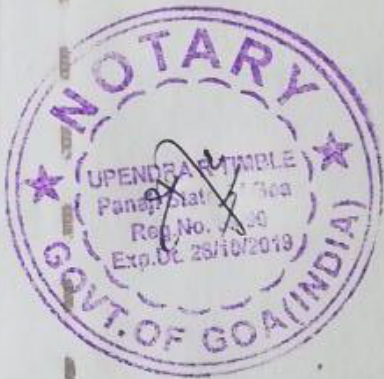




गोवा GOA

Serial No. 1247 Place of Vendor, Panaji, Date 11/11/19
 Value of Stamp Paper 364705
 Name of Purchaser _____
 Residence _____ Name of Father _____
 Purpose _____ Transacting Parties: _____

364705



Sign of Stamp Vendor
 Mangun N. Karapinkar
 License No AC/STP/VEN/747/99

Sign of Purchaser

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Mr. MAHESH R ADWALPALKAR promoter of the project named ADWALPALKAR'S STELLER/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. 1 dated 30th day of January, 2018; I Mr. MAHESH R ADWALPALKAR son of RAMAKANT S. ADWALPALKAR, aged 62 Indian National, promoter of the proposed project/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~~

OR

~~Have/has a legal title report to the land on which the development of the proposed project is 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 the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, detail 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 me/promoter from the date of registration of project is 31st March, 2024.

(4) (a) For new projects: That seventy percent 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 covert 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 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.

OR

GOA REAL ESTATE
 (State of Goa)
 Reg. No. 39/90
 Dt. 26/10/2017

(ii) That entire 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, 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

(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 utilised 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 maybe.

Solemnly affirmed on 17th day of March 2018

Verification

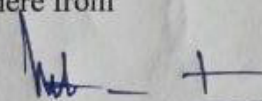


Deponent

MAHESH R. ADWALPALKAR

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 17th day of March 2018



Deponent

MAHESH R. ADWALPALKAR

This affidavit / document is executed before me and / attest its execution *Sworn in*

Sr. No. 358/D/2018

Dated 17/03/2018



U. R. Timble

U. R. Timble
ADVOCATE & NOTARY
F08, 1st Floor,
Atmaram Commercial Complex,
Dr. A. B. Road, Panaji - Goa.