



गोवा GOA

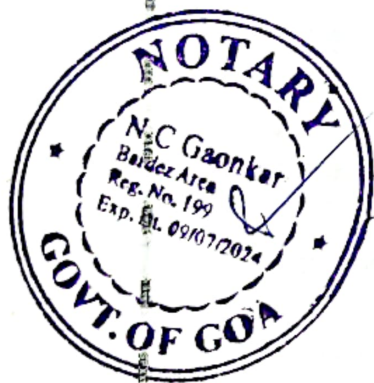
Serial No. 4321 Place of vend MAPUSA Date 01/06/2022
Value of Stamp Paper 500
Name of Purchaser Abhijeet R. Kambale
Residence at Siolim Son/Wife of R. Kambale
As there is no single stamp paper for the value
Value of Rs. 500 Additional stamp papers for the
Completion of the Value is attached along with.

Purpose

Transacting Parties

Signature of Vendor
I. No. 22 (R.R.P. Dessai)

Signature of Purchaser



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

.....2/-

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Affidavit cum Declaration of **Mr. ABHIJEET KAMBLE**
Authorized Person of **SANCTUARY JV**, promoter of the project
named "**SANCTUARY BY BOHEIM**" duly authorized by the
promoter of the proposed project, vide its authorization No. N.A.
dated 28th May, 2022;



I, **Mr. ABHIJEET KAMBLE** Son of **Mr. RAJENDRA KAMBLE**,
aged 31 years, and Indian national authorized person in
SANCTUARY JV, duly authorized by 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

OR

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.

1. 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

2. That the time period within which the project shall be
completed by the promoter from the date of registration of
project is **31st May 2025**.

3. (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.

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(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.

4. 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. 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.
5. That the promoter shall take all the pending approvals on time, from the competent authorities.
6. 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.



7. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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 2nd day of June, 2022.

MR. ABHIJEET KAMBLE
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 Goa on this 2nd day of June 2022.

MR. ABHIJEET KAMBLE
Deponent

Adhar Card No:



Solemnly affirmed
Before me

N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa

Dr. No. 13451/22

- 2 JUN 2022