



गोवा GOA

617893



Serial No 4571 Place of Vendor, Panaji Date 24/11/21
Value of Stamp Paper _____
Name of Purchaser Vankat Muppang
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____

Sign of Stamp Vendor M
Mangala N. Karapurkar
License No AC/STP/MEN/747/80

Sign of P _____

Affidavit cum Declaration

Affidavit cum Declaration of Ms. MVR Seaview Homes Private Limited duly authorized by the promoter of the proposed project, vide his authorization/Resolution dated 03.11.2017;

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I, Mr. Venkat Muppana son of M. Rama Krishna Prasad Rao. Aged 34, Indian national, duly authorized by the promoter of the proposed project name LAGUNA AZUL PHASE 4 (C2) 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 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.
- (3) That the time period within which the project shall be complete by promoter from the date of registration of project; is 31 DECEMBER 2023;
- (4) (a) For new projects: that seventy per cent of the amounts realised 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.

(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 the promoter for the real estate project from 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 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, since the estimated receivable of the project is less than the estimated cost 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) (I) (D) read with rule 5 of the Goa real estate (Regulation and Development) (Registration of real estate project, 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



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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 has been utilised for the project and the withdrawal has been in compliance with the proportion to the 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 changes occurring.
- (9) That the promoter has furnished such other documents as have been prescribed by the rule 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 20 day of July 2021 at Panaji Goa.



M. G.

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 Panaji Goa on this 20 day of July 2021.

M. G.

Deponent



Solemnly affirmed and verified before me by Shri / Smt Venkat Muppana S/O Mr. MRK Prasad Rao who has been identified by _____

whom I personally know

Reg. No. 806/2021

Date 24/7/2021

Sanjay A. Gaonkar
24/7/2021
SANJAY A. GAONKAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.
Reg. No. 242/10