



गोवा GOA

669818

Serial No. 1251 Place of Vendor: Margao Date: 3/3/2021

Value of Stamp Paper ₹ 500/-

Name of the purchaser: Lourencinho Rodrigues

Fathers Name: \_\_\_\_\_ Residence: Cavelossim

Purpose: \_\_\_\_\_ Transacting parties: \_\_\_\_\_

As there is no one single paper for the value of ₹ \_\_\_\_\_  
Additional stamp paper for the completion of the value are  
attached along with

Stamp/Vendor's Sign.  
Mrs. Deepa Rajendra Naik  
LIC. No.: JUD/VEN-LIC/2/2018/AC-1/6314  
Dated 29/05/2018 Margao - Goa

  
Signature of purchaser



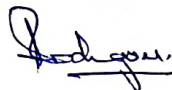
FORM 'II'  
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. LOURENCINHO RODRIGUES Proprietor in COMFORT HOMES, the promoter of the proposed project named "TRANQUIL", vides its authorization dated 24<sup>th</sup> August, 2021

I, Mr. LOURENCINHO RODRIGUES, Son of Mr. PIEDADE ANTONIO INACIO RODRIGUES, aged 52 years, duly authorized by COMFORT HOMES, 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

Smt. Christina Veronica E Moraes , Shri . Raymond Clement Moreas and Shri. Oswald Clifford Moraes 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, details 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 **31<sup>st</sup> December 2024.**

(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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized here in after 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

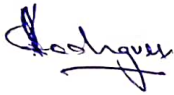
(ii) That entire amounts to be realized here in after by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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.

*[Handwritten Signature]*

- (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 24<sup>th</sup> August , 2021



Mrs. LOURENCINHO RODRIGUES

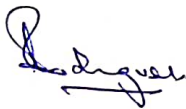
Deponent



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 24<sup>th</sup> August, 2021



Mrs. LOURENCINHO RODRIGUES

Deponent





Solemnly affirmed before me by  
Shri/ Smt. Harmanjit Singh Padigusa  
Who is identified before me by  
Shri/ Smt. Adhaar-937456311010  
Who is personally known to me  
on this 28 day of Aug, 2021

PRASAD S. NAIR  
NOTARY  
SALCETE TALUKA  
STATE OF GOA (INDIA)  
REG No. 159912021  
DATE: 28/8/2021