



गोवा GOA

DATE 15-01-18 SER. No. 26332 VALUE 500
NAME OF PURCHASER ACRON HOUSING PVT LTD
RESIDENT OF PORVORIM PURPOSE
PLACE OF VENDOR PANAJI

389113



SIG. PURCHASER

[Handwritten Signature]

SIG. VENDOR
Mrs. Urmila S. Kamal
Lic.No. AC-STP-VER/2018
Dt. 30-01-2001



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **ACRON HOUSING PRIVATE LIMITED**, a company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, bearing Corporate Identification No. U45400MH2008PTC187286 and PAN Card no. AAHCA3338D, having its registered office at 712 A, Embassy Centre, Nariman Point, Mumbai – 400 021 India and its address for communication at Acron Centre, Alto-Betim, Porvorim, Goa 403521, Email ID: alt@acronindia.com, Ph.: (0832-6711828), hereinafter referred to as “the Company” or as the “Promoter” represented herein by its Director and duly authorised signatory Dr. John Britto, late son of Mr. Edmund Britto, 61 years of age, married,



businessman, Indian national, resident of Johnville, 13th Road, Chembur, Mumbai – 400071, promoter of the project named Acron Seawinds at Village Baga-Arpora, Bardez-Goa-India.

I, Shri. (Dr.) John Britto, late son of Mr. Edmund Britto, 61 years of age, married, businessman, Indian national, resident of Johnville, 13th Road, Chembur, Mumbai – 400071, director of the Company who is the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That the Company has a legal title Report to the land on which the development of the 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 the owner viz. Gravis Hospitality and Resorts Pvt Ltd. formerly known as Kwality Resorts Pvt Ltd. and the Company 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 completed by the Company from the date of registration of project; is 31st March 2021;
- (4) For ongoing project on the date of commencement of the Rules—
 - (i) That seventy per cent of the amounts to be realised hereinafter by the Company 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) (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.
- (6) That the Company 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 the Company shall take all the pending approvals on time, from the competent authorities.



(8) That the Company 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 the Company have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That the Company shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

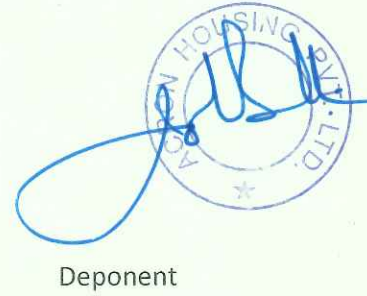
Solemnly affirmed on 20 day of Feb at Panaji Goa.


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 Panaji-Goa on this 20 day of Feb 2018
at Panaji Bunder Goa


Deponent



I hereby ~~affirm~~ the signature of
Dr. John Brito
who appeared and signed before me
in the presence of identifying
witnesses _____
who are known to me


Subhash P. Sawant
Advocate & Notary
State of Goa
Panaji - Goa 403 001
Reg. No. 134

Reg No 68/2018 
Date: 20-02-18