



गोवा GOA

470303

Sr. No. 263 Place of vend MAPUSA, Date. 5/1/19

Value of stamp paper 500

Name of Purchaser S. D Souza

Residing at Mapusa son / wife of P. D Souza

As there is no one single stamp paper for the value of Rs. additional stamp papers for the completion of the value is attached alongwith.

Purpose
Transacting Parties

Signature of vendor
L. No. 22 (R.R.P. Dessai)

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr Joseph T D'Souza Managing Partner of M/s. JEWEL CORPORATION, promoter of the proposed project "JEWEL MARIGOLD" at Coiruta, Survey No. 351/2, Aldona vide Irrevocable Power of Attorney of Mrs.Lourдина Fernandes Alias Lourдина Fernandes No.17269/2012 dated 16/08/2012

1. Shri. Joseph T D'Souza son of Bernard D'Souza aged 64 years, Indian national, Managing Partner of the proposed project hereby solemnly declare, undertake and state as under:

(1) That I have a legal title to the land on which the development of the proposed project is being carried out and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is 31st Dec 2020.

4. (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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I 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 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 5th day of January 2019 at Mapusa, Goa .


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 Mapusa on this 5th day of January 2019


Deponent



BEFORE ME
MAPUSA - GOA ON **5 JAN 2019**

S. J. Sardesai
S. J. SARDesai,
ADVOCATE / NOTARY
MAPUSA - GOA

Reg No. 335/2019.