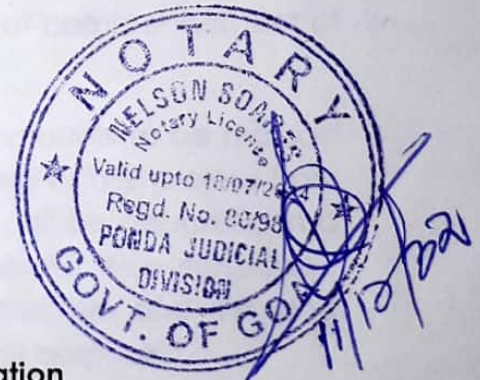




गोवा GOA

Serial No. 4235 Place of Vend. Ponda Date 10/12/2020 590403
Value of Stamp paper 500/-
Name of Purchaser Desai Real Estate Developers
Residing at Ponda Son of
For the Purpose of
Signature of Vendor Signature of Purchaser

PRANAY S. S. KURTARKAR
PONDA-GOIA
L. No. AC/STP/VEN/112/2003



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Santobarao K. Desai Managing Partner of Desai Real Estate Developers promoter of the proposed project 'Fernandes Residency' at Chandrawado, Fatorda, Margao Goa duly authorized by the promoter of the proposed project, vide their agreement dated 02/04/2014 I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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1. That promoter has a legal title Report to the land on which the development of the project is proposed

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 completed by promoter from the date of registration of project is 22/12/2022.
4. (a) For new projects : That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the 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.
5. That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate(Regulation and Development)(Registration of Real Estate projects, Registration of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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



A handwritten signature in blue ink is written over a circular stamp. The stamp contains some illegible text and numbers, including '712424' and '10/19/2022'.



A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

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 98
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 11/12/20

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 these rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.


 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 on this day of 10/12/2020.


 Deponent

I am, affirmed by
 MR Santohans
 Deval

Who Admit Contents of
 This Affidavit On Oath
 MADE BEFORE ME AND
 SIGNED BY ME
 NOTARY OFFICE at PONDA
 THIS 11 DAY OF 12 20 20
 SR. NO 9010
 THE NOTARY
 NELSON SOARES

