



गोवा GOA

Serial No. 229 Place of Vendor, Panaji Date 14/10/2022
Value of Stamp Paper Rs. 500 259540
Name of Purchaser Mr. Caitano R. Fernandes
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____
Sign of Stamp Vendor Sign of Purchaser
Mangala N. Karapunkar
License No. AC/STP/VEN/747/99



FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. CAITANO RONY FERNANDES** authorised person in **EMGEE HOUSING PRIVATE LIMITED** duly authorized by the Developer Promoter and of **Mr Sadiq Sheikh, Ms Sadia Sheikh, Mr Armando Gonsalves and Mr Mudhit Madanlal Gupta**, the Landowners -Promoters of the proposed project named **"Anantam Signature Phase I"** vide its/his/their authorization.

[Signature]

[Signature]



1. **Mr. Caitano Rony Fernandes**, Age about 50 years, Married, Indian National, Occupation Service, residing at 411-B, La Oceanic Colony, Dona Paula, Goa 403004, authorised person in Emgee Housing Private Limited, duly authorized by the Developer Promoter vide its board resolution dated 29th April 2022 of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That the Promoter/Landowner has a legal title report to the land on which the development of the project is proposed OR

Have/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 completed by me/promoter from the date of registration of project; is 31/12/2026.

(4) 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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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

(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

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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/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 Dated 14/10/2024

Stdes
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 Dated 14/10/2024

Stdes
DEPONENT



SOLEMNLY AFFIRMED AND VERIFIED
BEFORE / ME BY *Griano Rony Fernandez*
WHO IS IDENTIFIED BEFORE / ME
BY *Stdes*
WHOM I KNOW
SERIAL No. *21807* DATED *14/10/2024*

Stdes
ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014