



गोवा GOA

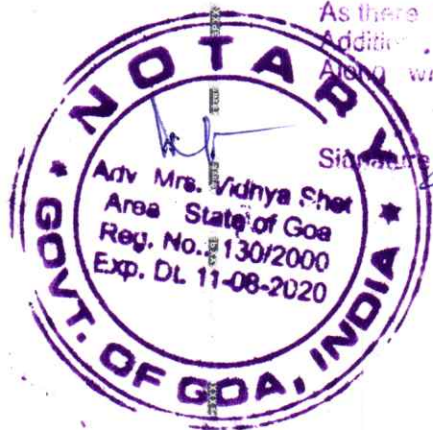
516492

7 SEP 2019

Serial No. 16578 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/-
Name of Purchaser: John V. Soares
R/O: Vasco Name of Father:.....
Purpose:..... Transacting Parties:.....
As there is no one single Paper for the value of Rs.
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser.

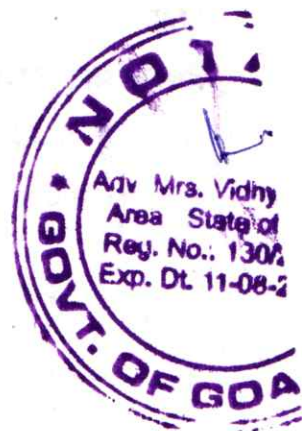


AFFIDAVIT CUM DECLARATION

I, MR. JOHN VINCENT SOARES, 65years of age, son of Late Camilo Soares, proprietor of
AMBIENCE REAL ESTATE DEVELOPERS, Promoter of the proposed project "RESIDENCIA ST.
ANDRE", resident of GF-1, Nitin Apartments, Airport Road, Chicalim, Vasco da Gama 403711,
Indian National, do hereby solemnly affirm on oath and state as under:

...2/-

005



1. That I have a legal title report to land on which development of project is proposed to be carried out and legal valid authentication of title of such land along with an authenticated copy of the agreement between such Owner and promoter for the development of the real estate is enclosed herewith.
2. That the project is free from all encumbrances.
3. That the time period within which the project shall be completed by me is from the date of registration of project is five years i.e. before 30.09.2024.
4. That seventy per cent of amount to be realized by me for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled Bank to cover cost of construction and land cost and shall be used for that purpose.
5. That amount from separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with Rule 5 of the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate agents, rates of interest and disclosures on web site) Rules 2017.
6. That I shall get accounts audited within six months after 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 audit that amounts collected for a particular project in compliance with proportion to percentage of completion of the project.
7. That I shall take all the pending approvals on time from competent authorities.
8. That I shall inform the Authority regarding all changes that have occurred in the information furnished under sub section (2) of section 4 of the Act and under rule 3 of the Goa Real Estate Rules, within 7 days of the said changes occurring.
9. That I have furnished such other document as have been prescribed by rules and regulations made under the Act.

....3/-

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

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I have furnished such other document as have been prescribed by rules and made under the Act.



10. That I 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 this ^{13th} 07th day September 2019

DEPONENT



(JOHN VINCENT SOARES)

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 Vasco da Gama on this 13th day of September 2019.

DEPONENT



(JOHN VINCENT SOARES)



EXECUTED BEFORE ME
BY John Vincent Soares,
WHICH I ATTEST

Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH.: 0832-2514130
Date: 13/09/2019
Reg. No.: 20052/2019

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Solemnly affirmed on this 07th day September 2019


(JOHN VINCENT SOARES)

DEPONENT

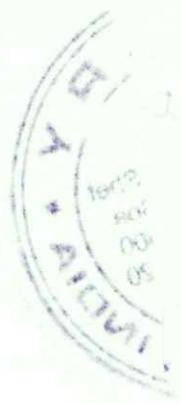
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Verified by me at Vasco da Gama on this 13th day of September 2019.


(JOHN VINCENT SOARES)

DEPONENT



Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
AT GROUND FLOOR A/11 BAZAR
VASCO-DA-GAMA, GOA-403802
PH: 0832-2514130
Date: 13/09/2019
Reg. No: 2002/1919

EXECUTED BEFORE ME
BY John Vincent Soares
WITNESS