



गोवा GOA

Serial No. 861 Place of Vend. Ponda Date 11/5/18  
Value of Stamp paper 500  
Name of Purchaser Anthony Fernandes  
Residing at Ponda Son of Joao Maria  
For the Purpose of .....  
Signature of Vendor ..... Signature of Purchaser .....

370852

Licence No. 2  
S.D.S. Curtorkar  
PONDA



AFFIDAVIT CUM DECLARATION

I, Anthony Lucio Francis Fernandes, promoter of proposed project named Royal Enclave, son of Mr. Joao Mariano Fernandes, aged about 50 years, married, Indian National, residing at H. no. 126, behind St. Anne's Church, Ponda Goa, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



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INDIA

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1. I say that I have a legal title report to land on which development of 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 by practicing advocate along with an authenticated copy of agreement between owner and promoter for development is enclosed herewith.

2. That said land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That time period within which project shall be completed by me/promoter is 31-12-2021.

4. (a) For new projects:

That seventy per cent of amount realised by me/promoter for development/real estate project from allottee, 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 only for that purpose.





I say that I have a legal title report to land on which development of 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 by practicing advocate along with an authenticated copy of agreement between owner and promoter for development is enclosed herewith.

2. That said lands free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details

3. That time period within which project shall be completed by promoter is 31-12-2021.

4. (a) For new projects:

That seventy per cent of amount realised by promoter for developmental estate project from allottee, 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 only for that purpose.

*[Handwritten signature]*

(b) For on-going project on date of commencement of the Rules-

(i) That seventy per cent of amount to be realised hereafter by me/promoter for development/real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover cost of construction and land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realised hereinafter by me/promoter for the real estate project from the allotted, 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from 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 promoter shall get accounts audited within six months after end of every financial year by a charter accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.





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7. That I promoter shall take all pending approvals on time, from the competent authorities.

8. That I promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection(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 promoter has furnished such other documents as have been prescribed by rules and regulations made under the Act.

10. That I promoter shall not discriminate against any allottee at the time of allotment of any apartments, plot or building, as the case may be.

Solemnly affirmed at Ponda on this 12<sup>th</sup> day of May 2018.

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 Ponda on this 12<sup>th</sup> day of May 2018.

Deponent

CERTIFIED that Shri/Smt  
Anthony Luis P. Francis Fernandes  
has verified the above  
Affidavit cum Declaration  
before  
me on this 12<sup>th</sup> day  
of 7<sup>th</sup> May 2018  
Reg. No. 4455

*C.G. D'GOSTA*  
NOTARY  
PONDA  
STATE OF GOA  
INDIA

