

गोवा GOA

B 341773

Sr. No. 5390 Place of vend MAPUSA. Date 11/03/2020
Value of stamp paper 50
Name of purchaser C. Pinto
Residing at Mapusa Son / wife of C. Pinto
Signature of Vendor [Signature]
L. No 22 (R.R.P Dessai)

Pinto
Signature of Purchaser



AFFIDAVIT

I, Mr. Carlton Francis Pinto, son of Cedric Pinto, aged 27 years, Indian National, promoter of the project "L Plaza", duly representated by its partner of C. Pinto Builders, a Partnership Firm registered before the Registrar of Firms under registration No. 246/17 dated 30/10/2017, having its office at Comunidade Ghor, First Floor, Mapusa, Bardez-Goa, do hereby solemnly declare, undertake and state as under:-

..2/-

Pinto

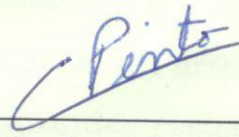
- (1) That, the promoter till date has partly completed the work of real estate project known as "L Plaza" situated in Peddem, Mapusa-Goa through Self Finance.
- (2) That, the promoter has not advertised/marketed or offered for booking/sale any of the apartment/unit or building as per the provision of Section 3 of sub clause (1) of RERA Act (Regulation and Development) Act 2016 prior registering the said real estate project with RERA Authority.
- (3) That, the promoter shall invite booking/sell the apartments in the said real estate project only after the project gets duly registered before RERA Authority.

The contents of the above Affidavit are true and correct and nothing material has been concealed by us.

Date: 11/03/2020

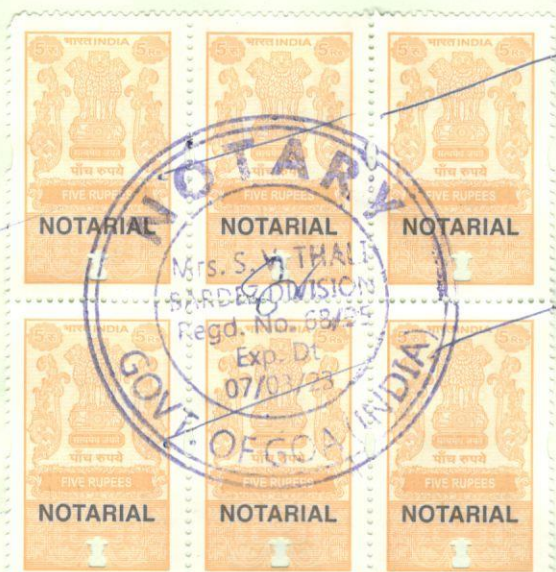
Place: Mapusa-Goa.

For C. Pinto Builders


(Mr. Carlton Francis Pinto)
The Partner

Solemnly affirmed before me by the
Deponent who has been identified
before me by _____ /
known to me personally
Mapusa Goa 11/03/2020


Mrs. S. V. THALI
NOTARY-BARDEZ-DIVISION
MAPUSA-BARDEZ-GOA (INDIA)



Reg. no 265/20



गोवा GOA

625308

Sr. No. 5389 Place of vend MAPUSA. Date 11/03/2020

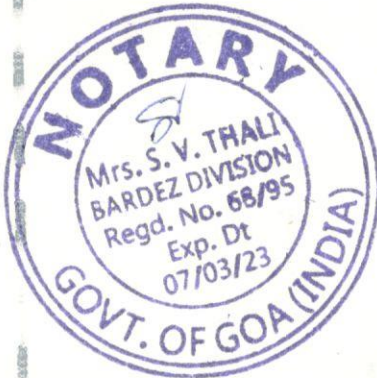
Value of stamp paper 500

Name of purchaser C. Pinto

Residing at Son / wife of C. Pinto

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

Signature of Purchaser
C. Pinto



AFFIDAVIT CUM DECLARATION

I, Mr. Carlton Francis Pinto, son of Cedric Pinto, aged 27 years, Indian National, promoter of the project "L Plaza", duly represented by its partner of C. Pinto Builders, a Partnership Firm registered before the Registrar of Firms under registration No. 246/17, dated 30/10/2017, having its office at Comunidade Ghor, First Floor, Mapusa, Bardez-Goa, do hereby solemnly declare, undertake and state as under:-

C. Pinto

..2/-



-2-

- (1) That the promoter has a legal Title Report on which the development of the project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of sale deed 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 the promoter from the date of registration of project is 24/12/2021.
- (4) (i) That seventy percent 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 the construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire amounts to be realised hereinafter by promoter for that 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 the construction and land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of the completion of the project.
- (5) That the amounts from 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.

..3/-

(Pinto)



-3-

- (6) That, the promoter shall get 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 audit that the amounts collected for a particular project have been utilised for the project and withdrawal has been in compliance with proportion of completion of the project.
- (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 the said Rules, within seven days of the said changes occurring.
- (9) That, the promoter shall furnish such other documents as have been prescribed by 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 in the said project as the case may be.

Date: 11/03/2020

Place: Mapusa-Goa.

For C. Pinto Builders

(Mr. Carlton Francis Pinto)
The Partner

..4/-



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VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us.

Verified by me at Mapusa-Goa on this 11th day of March, 2020.

Pinto

DEPONENT

Solemnly affirmed before me by the
Deponent who has been identified
before me by _____
known to me personally
Mapusa Goa 11/03/2020

S. V. Thali
Mrs. S. V. THALI
NOTARY-BARDEZ-DIVISION
MAPUSA-BARDEZ-GOA (INDIA)



Reg. no 266/20