

गोवा GOA

Serial No. 1459 Date of vendor: Vasco date of sale 12/11/2024.

902877

Value of stamp paper 500/-

Name of purchaser Mr. Anthony Cedric Dias

Resident of Chicelim Son of late Albert Dias

Name of vendor: Sujala J. Naik Purpose Affidavit

License No. JUD/STP/16/2002

As there is no one single stamp paper for the value of Rs. _____

Additional stamp paper for the completion of the value is attached alongwith.


Signature of Vendor


Signature of Purchaser



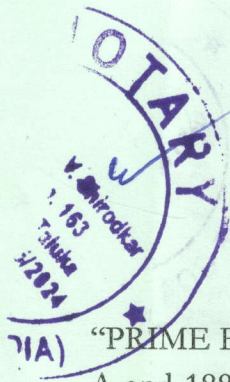
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FORM 'IP' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Anthony Cedric Dias, Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa, Promoter of the Project





“PRIME ESTATE” sub-division scheme on the property bearing Survey No. 111/1-A and 188/1-C, situated at Sancoale, within the jurisdiction of Village Panchayat of Sancoale, Mormugao, Taluka.

I, **Mr. Anthony Cedric Dias**, son of late Albert Dias, aged 61 years, Indian National, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which development of proposed project is proposed
2. That said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project is 31.12.2026.
4. That seventy percent of amounts realised by me for the Project, from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of development and land cost and shall be used only for that purpose.
5. That amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with Rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 shall get accounts audited within six months after end of every financial year by a practicing Chartered Accountant, and shall produce a statement of account duly certified and signed by such practicing Chartered Accountant and it shall be verified during audit that amounts collected for a particular project have been utilised for the project and the withdrawal has been 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 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 have furnished such other documents as have been prescribed by rules and regulations made under the Act.
- 10. That I shall not discriminate against any allottee at the time of allotment of plot.

Solemnly affirmed on 12th day of January, 2024 at Vasco da Gama

DEPONENT

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Vasco da Gama on this 12th day of January, 2024.

DEPONENT



Executed before me by the Executant, which I attest

12/1/2024
Notary

Adv. Ulhas V. Shirodkar
NOTARY
Mormugao Taluka
Apna Bazaar
Vasco da Gama, Goa
Date : 12/1/2024
Reg. No.: 343/2024