

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL



TYWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AO
R. AGUIAR, MARGAO

876020

No. 6896 Place: Date: 2/2/24
Value of Stamp Paper: 500
Name of Purchaser: Ignatius Pereira
Residence: Name of Father:
Purpose: Transaction Party:
Signature of Vendor: Signature of Stamp Purchaser:

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA** Proprietor in **CIRMA CONSTRUCT CO**, the promoter of the proposed project named "**MARIA AMELIA'S LEGACY**".

I, **Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA**, son of late Ciriaco Pereira, major of age, resident of 86/D, Baga, Cansaulim, Goa

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FORM II
[See rule 2(a)]

of the proposed project named 'PHILOMENA STATE OF GOA 2023' in the name of the Government of Goa, India, for the purpose of the Philomena State of Goa 2023 Competition. The project is being implemented by the Government of Goa, India, through the Department of Culture, Goa. The project is being implemented by the Government of Goa, India, through the Department of Culture, Goa. The project is being implemented by the Government of Goa, India, through the Department of Culture, Goa.

Indian national , the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) 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 **10/02/2028** .

(4) (a) For new projects: That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized here in after 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.

OR

(ii) That entire amounts to be realized here in after 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

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Second block of faint, illegible text, appearing to be the main body of the document.

Third block of faint, illegible text, continuing the main body of the document.



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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 the 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.

(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 project have been utilized 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 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/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.



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(B) The ... of ...

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Handwritten signature and date.

Solemnly affirmed on the 10th February, 2024

Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA
Deponent



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 10th February 2024

Mr. IGNATIUS ANTHONY JOSEPH BARRETO PEREIRA
Deponent

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Solemnly affirmed before me by
Mr. Ignatius Anthony Joseph Barreto Pereira

Who is identified to me by
D.L. No. GA06 198 80005069

this 10th day of Feb 2023

Reg. No. 897/2024

At. No.
10/02/2023

(PHILOMENA DE SILVA)
STATE OF GOA