

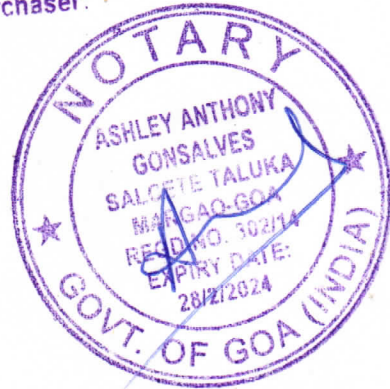


गोवा GOA

Sl. No. 17391 Place of Vend: Margao. Date of Issue 10/3/24  
Value of Stamp Paper 500/-  
Name of the Purchaser Sidney Dias  
Sl. No.          Residing at Benaulim

**669986**  
**TONY FERNANDES**  
Govt. Authorised Stamp Vendor  
Licence No. JUD/VEN-LIC/1/2013/AC-I  
Shop No. 4, Ave Maria Building  
Margao-Goa Ph: 2731274

Stamp Vendor Signature:  Signature of Purchaser: 



**AFFIDAVIT CUM DECLARATION**

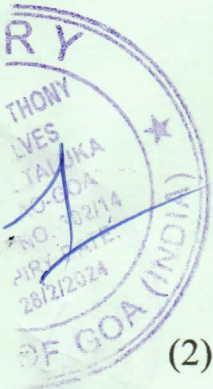




Affidavit cum Declaration of Ms. Pretty Homes Builders And Developers promoter of the project named Pretty Homes / Venus.

I, Shri. Sidney John Adolfo Dias (Partner) son of Francisco Xavier Adolfo Agnelo Dias aged 47 years Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That I have 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 31/12/2022;
- (4) For new projects: That seventy per cent of the amounts realised 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

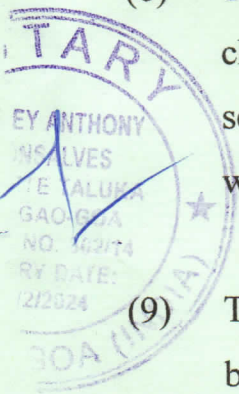




(6) That I /the promoter shall get the accounts audited within six months after end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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 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.



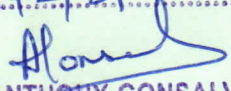
(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.

(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.

Solemnly affirmed on 10<sup>th</sup> day of March 2021 at Margao

  
Deponent

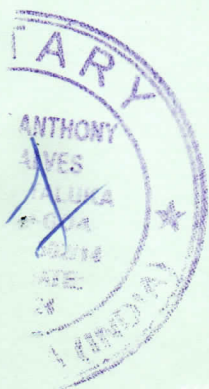


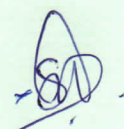
Solemnly affirmed before me by  
Shri/Smt... Sidney John Adolfo Dias  
Who is identified to me by  
Shri/Smt.....  
Who is personally known to me  
this... 10<sup>th</sup> day of March 2021  
Reg. No... 142/21.....  
  
ASHLEY ANTHONY GONSALVES  
NOTARY  
Salcete Taluka  
STATE OF GOA (INDIA)

Verification

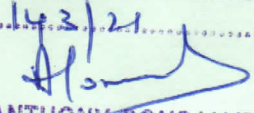
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Margao on this 10<sup>th</sup> day of March 2021



  
Deponent



Solemnly affirmed before me by  
Shri/Smt... *Sidney John Adolph Dias*  
Who is identified to me by  
Shri/Smt.....  
Who is personally known to me  
this.....*10*.....day of *March* 20*21*  
Reg. No....*143/21*.....  
  
ASHLEY ANTHONY GONSALVES  
NOTARY  
Salcete Taluka  
STATE OF GOA (INDIA)