



गोवा GOA

Serial No. 22618 Place of Vend MARGAO Date 10/01/2023 **776692**

Value of Stamp Paper: .....

Name of Purchaser: Warren M. Fernandes

Residence: Neena Name of Father: Victor

Purpose: ..... Transacting }  
Parties }

As there is no one single paper for the value of Rs. ....  
Additional stamp papers for the completion of the value are  
attached along with.

Erminda  
Stamp Vendor's Sign,  
Ermelinda Azevedo Dias  
Shop No. C-16, SGPDA Market,  
Lic. No. JUDIVEN-Lic/2006/AC-1

Warren M. Fernandes  
Signature of Purchaser



### Form "II"

Affidavit Cum Declaration of MR. WARREN MAX FERNANDES as a Partner of M/s FRIENDS REALTORS AND DEVELOPERS as a Developer, Promoter and builder of the project named "HOUSE #17" duly authorized by the promoter, developer and builder of the proposed project, I, Shri. WARREN MAX FERNANDES, son of Mr. Victor Fernandes, aged 28 years, Indian National, duly authorized by the promoter, developer and builder of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That We the promoters, developers and builders have a legal title Report to the land on which the development of the project is proposed.

Warren M. Fernandes



(2) That the project 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 the time period within which the project shall be completed by us as promoters, developers and builders from the date of registration of project, is 15/06/2025

(4) (a) For new projects: That seventy percent of the amounts realised by us as promoters, developers and builders of the real estate 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 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 percent of the amounts to be realised hereinafter by us as promoters, developers and builders for the real estate 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 construction and the land cost and shall be used only for that purpose.

(ii) That entire amounts to be realised hereinafter by us as promoters, developers and builders for the real estate 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 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) (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 We the promoters, developers and builders 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 shall been utilised for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.

(7) That We the promoters, developers and builders shall take all the pending approvals on time, from the competent authorities.

(8) That We the promoters, developers and builders 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 We the promoters, developers and builders have furnished such other documents as have been prescribed by the rules and regulations made under the Act (10) That We the promoters, developers and builders shall not discriminate against any allottee at the time of any apartment, plot or building, as the case may be.



*W. M. Fernandes*



*W. M. Fernandes*



Solemnly affirmed on 16<sup>th</sup> day of January 2023 at Margao

Verification

*Yerranda*

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 16<sup>th</sup> day of January 2023.

*Yerranda*

Deponent



Solemnly affirmed before me by Mr. Warren Max Fernandes

Who is identified to me by.....

Who is personally know to me  
this 17 day of January 2023  
Reg. No. 1044 2023

*[Signature]*

Adv. (Mrs.) Omega Afonso  
NOTARY  
(GOVT. OF INDIA)  
SALCETE-GOIA