

गोवा GOA

Serial No. 12345 Place of Vend MARGAO Date: 09/09/2019 074483

Value of Stamp Paper:

Name of Purchaser: Olsen Egipay

Residence: Carmora

Name of Father: Victor Egipay

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.

Stamp Vendor's Sign.

Emelinda Alacoque Dias

Shop No. C-16, SGPDA Market,
Lic No JUD/VEN-Lic/2006/AC-1

Signature of Purchaser



AFFIDAVIT CUM DECLARATION

I, Mr. ANTHONY ALFRED VAZ ,son of DomingosVaz ,aged 49 years, Indian National ,Partner / Promoter of ROYAL REALTORS of the proposed project do hereby solemnly declare ,undertake and state as under :

- (1) That I /Promoter have / has a legal Title Report to the land on which the development of the proposed project is to 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) The Project will be Known as " ROYAL SERENADE" and the time period within which the project shall be completed by me /promoter from the date of registration of project is 18.02.2023.
- (4) (a) For new projects: That seventy percent 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 schedule 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- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 change 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 2nd Day of March 2020 at Margao .


Anthony Alfred Vaz
Deponent

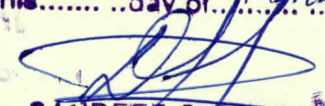
Verification

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 Margao on this 2nd Day of March 2020.


Anthony Alfred Vaz
Deponent



Solemnly affirmed before me by
Shri/Smt. Anthony Alfred Vaz
Who is identified before me by
Shri/Smt. Adm. No. 681803810770
Who is personally known to me
on this 02nd day of March 2020


SANDEEP B. DOSSAL
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)
REG. No. 967/2020
DATE: 02/03/2020