



गोवा GOA

Serial No. 6778 Place of Vendor MARGAO Date 20/10/2021 689039

Value of Stamp Paper: 500/-

Name of Purchaser: Edward Fernandes

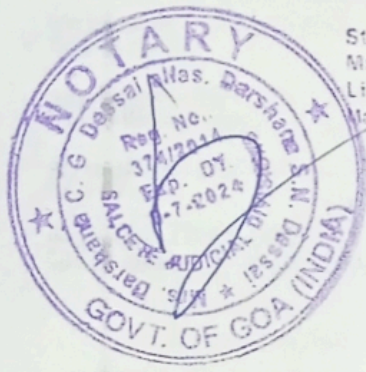
Residence: Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs. 500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Saloni
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/112016/AC-1
Margao-Goa

Edward
Signature of Purchaser



Affidavit cum Declaration

Saloni Edward

Affidavit cum Declaration of **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS**, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.S-5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partner : (i) **Mr. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, aged 48 years, married, occupation business, residing at H.No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; (ii) **Mr. EDWARD P. FERNANDES**, son of late Mr. Beatriz Fernandes, aged 53 years, married, occupation business, Indian National, residing at H.No. 167, Cumborda, Sarzora, Chinchinim, Salcete, Goa, partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** have a legal title to the land bearing Survey No. 94/3-U of Varca Village on which the development of the project name as **ROYAL SERENADE** is proposed.


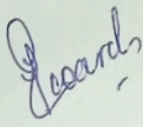
2. That the said project land is free from all encumbrances and there is no litigation over the said project land.

3. That the time period within which the project shall be completed by **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** from the date of Registration of the project is **02/03/2025**.

4. That seventy per cent of the amounts realised hereinafter by **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** 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 Goa Real Estate (Regulation & Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and disclosures on website) rules, 2017.

6. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.

8. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** 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 7days of the said changes occurring.

9. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

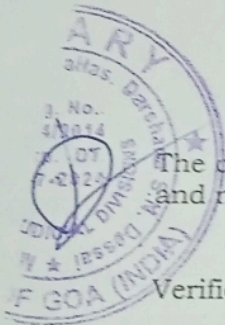
Deponent

Mr. Albino A. Fernandes
Partner

Mr. Edward P. Fernandes
Partner

Verification

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



Verified by me at 7 on this May day of 2022.

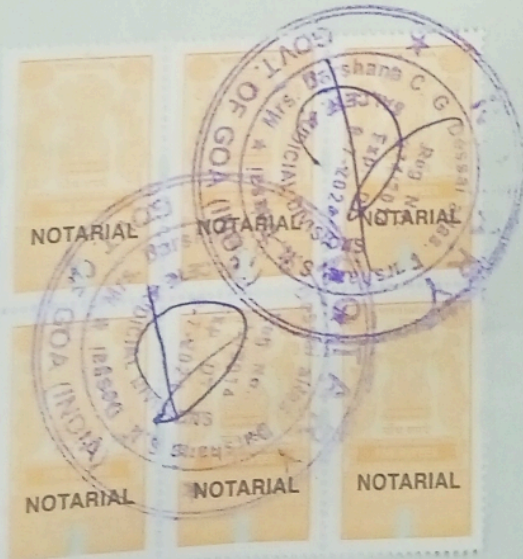
Deponent

Mr. Albino A. Fernandes
Partner PAN card

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Mr. Edward P. Fernandes  
Partner PAN card

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Solemnly affirmed before me by  
Shri/Smt. Albino A. Fernandes  
Who is identified to me by  
Shri/Smt. Edward P. Fernandes  
to whom I personally know on  
this 7 day of 5 2022

Reg. No. 1700 / 2022

Mrs. Dershana C. Gauns Desai  
Mrs. Dershana S. Naik Desai  
NOTARY  
SALCETE-GOIA