

गोवा GOA

Vishwas B. Naik

Licence No.: JUD/VEN-LIC/2017/AC-1

Vishw Creations.

Shop No B/SH 38, L&L Correias Pride, Next To KTC, Near South Goa Collectorate, Margao Goa

Serial No.. 1013 Place of Vendor: Margao Date: 14/3/18

Value of Stamp Paper ₹ 500/-

Name of the purchaser: Pio Pereira

Fathers Name: Rosario Pereira Residence: Sivodan

Purpose: Transacting parties:

As there is no one single paper for the value of ₹

Additional stamp paper for the completion of the value are attached along with

Stamp vendor Signature

Signature of purchaser



AFFIDAVIT CUMDECLARATION BY THE PROMOTER

Affidavit cum Declaration of Mr.Pio Pereira 53 years of age Managing Partner of Ms. Pereira Real Estate promoter of the project named Tower of David.

...2/

Handwritten signature of the promoter.

I, Mr. Pio Pereira sonof Mr Rosario Pereira aged 53yrs Indian national, Managing Partner of M/S Pereira Real Estate promoter of the proposed Project do on behalf of M/S Pereira Real Estate hereby solemnly declare, undertake and state as under:

- (1) That We have a legal title Report to the land on which the development of the project is going on
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by us latest by 30th September 2021.

- (4) That seventy per cent of the amounts to be realised hereinafter by us 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.

OFFICIAL GAZETTE — GOVT. OF GOA SERIES I No. 34

(EXTRAORDINARY No. 2) 24TH NOVEMBER, 2017 1767

- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 we shall take all the pending approvals on time, from the competent authorities.

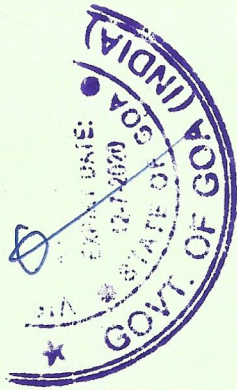
- (8) That we shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.



(9) That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we 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 13th Day April 2018 at Margao



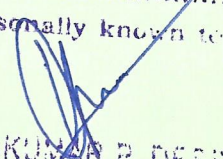
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me on 13th April 2018.


Deponent



Solemnly affirmed before me by
Shri/Smt... P. P. Pereira...
Who is identified before me by
Shri/Smt... ..
Who is personally known to me


NIRENDRAKUNJA P. DESAI
NOTARY
MARGAO-GO
State of Goa (India)
Reg. No. 3710
Date 13/8/18