



गोवा GOA

Sr.No. 32669 Place of Vendor Navelim, Goa Dt: 22/6/21

669396

Value of Stamp Paper

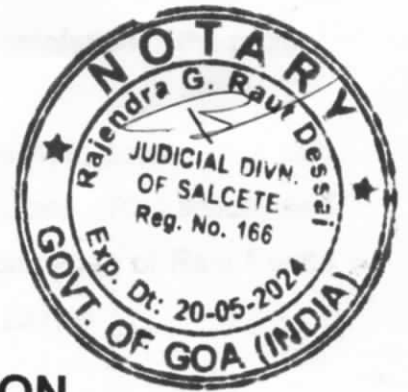
Name of Purchaser: Twinkle Star Developers

Residing at: Father's Name:

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 Vender's Sign.
Lic. No. JUD/VEN-LIC/2007/AG-I
Estanislau E. Concinha
Shop No. 12, Dream Centre
Navelim Salsete-Goa

Sign. of Purchaser



FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s Twinkle Star Developers, Promoters of the Proposed Project "Twinkle Star Majestic".

We, M/s Twinkle Star Developers represented herein by Partners Mr Terence Rodrigues and Peter Gomes of the Project "Twinkle Star Majestic" do hereby solemnly declare,

Signature of Terence Rodrigues

Signature of Peter Gomes

undertake and state as under: -

1. That we promoters have a Legal Title Report to the land on which the development of the Project Twinkle Star Majestic is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us from the date of Registration of the project is 30/06/2023.
4. (a) For ongoing project on the date of commencement of the Act
 - (i) That seventy percent of the amounts to be realised hereinafter by us/promoters 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 shall be used only for that purpose.

OR

- (ii) That the entire amounts to be realised hereinafter by us/promoters for 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 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on website) Rules, 2017.
6. That we promoters shall get the accounts Audited within six months after the end of every Financial year by the practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accountants 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 compliance with proportion to the percentage of completion of the project.



7. That we the promoters shall take all the pending approvals on time, from the competent authorities.
8. That we the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under the sub-section (2) of section 4 of the Act under the rule 3 of these rules, within seven days of the said changes occurring.
9. That we the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the promoters 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 22nd day of June 2021

The contents of our above Affidavit Cum Declaration are true and correct and nothing material has been concealed by us there from.



Verification

Terence Rodrigues
Deponent

Peter Gomes
Deponent

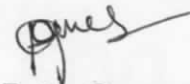
Verified by me at Margao on this 22nd June 2021.


Terence Rodrigues

Deponent

A.A.C. No. 8892 2901 3563
TR





Peter Gomes

Deponent

D.L. No. 6408 20000 81107
Issued
31-3-2000
Valid - 27-12-2030
TR



Solemnly affirmed before me by

Shri/Smt. Terence Rodrigues
(ii) Peter Gomes

who is identified before me by
Shri/Smt. _____

who is personally known to me



Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO

Reg. no: 45518/2021

Date: 22-06-2021

Affidavit and Declaration of M/s Twinkle Star Developers, Proprietors of the Proposed Project "Twinkle Star Mapaca".

M/s. M/s Twinkle Star Developers represented herein by Partners Mr Terence Rodrigues and Peter Gomes of the Project "Twinkle Star Mapaca" do hereby solemnly declare.