



गोवा GOA

666675

Serial No. 1444 Place of Vendor, Panaji Date 18/10/21  
Value of Stamp Paper 500  
Name of Purchaser \_\_\_\_\_  
Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
Purpose \_\_\_\_\_ Transacting Parties : \_\_\_\_\_

Sign of Stamp Vendor \_\_\_\_\_  
Mangala N. Karapurkar  
License No AC/STP/VEN/747199  
Sign of Purchaser Aluk



### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s BENNET AND BERNARD  
CUSTOM HOMES PVT. LTD., promoter of the project named  
'CASA BRAGA' duly authorized by the promoters of the  
proposed project, vide its Board of Resolution, dated  
06/10/2021;

For Bennet & Bernard Custom Homes Pvt Ltd.  
Nichoddy  
Director

I, **MRS. FABIOLA GRACE MENDES E RODRIGUES**, age 41 years, daughter of Mr. Jose Mendes and wife of Mr. Lincoln Bennet Rodrigues, married, business, Indian National, residing at C/o. 1<sup>st</sup> Floor, Mathias House, Campal, Panaji, Goa, 403001, Director, duly authorized by the Company for the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title Report to the land on which the development of the project is carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the Agreement for Assignment between such owner and promoter for sale of the real estate is enclosed herewith.

2. I say that the promoter will be entering into a Deed of Sale with the owners on the basis of the said Agreement for Assignment before the said Project Completion.

3. I Say that the project land is free from all encumbrances.

4. I say that the time period within which the project shall be completed by promoter from the date of registration of project; is

31<sup>st</sup> March 2024.



For **Bejoy & Bejoy Custom Homes Pvt. Ltd.**

Director

5. (a) For new projects: That seventy per cent of the amounts realised by 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For on-going project on the date of commencement of the

Rules—

(i) That seventy per cent of the amounts to be realised hereinafter by 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

6. I say 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.

7. I say that 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



For Bernard & Bernard Custom Homes Pvt. Ltd.

*Michael*

Director

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.

8. I say that the promoter shall take all the pending approvals on time, from the competent authorities.

9. I say that 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 changes occurring.

10. I say that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. I say that 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 18<sup>th</sup> day of October 2021 at Panjim-Goa.



For Bennett & Bernard Custom Homes Pvt. Ltd.

*Melody us*

Director

Deponent

## VERIFICATION

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

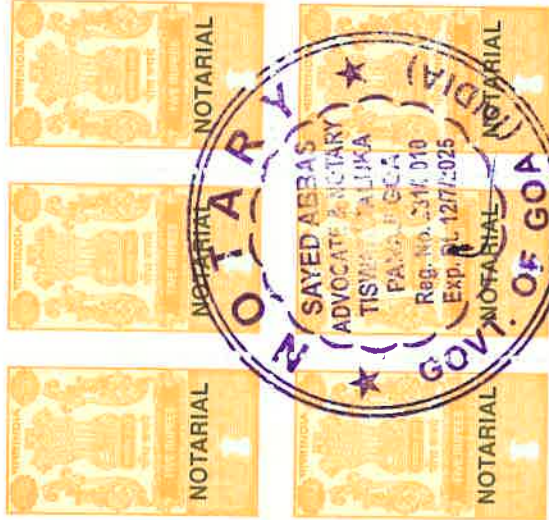
Verified by me at Panjim on this 18<sup>th</sup> day of October 2021 at  
Panjim-Goa.



For Bennet & Bernard Custom Homes Pvt. Ltd.

*Sheldy...*  
Director

Deponent



Solemnly affirmed before me by  
M<sup>rs</sup> / Smt *Fabiana Goa Mendes e.*  
who has been identified by *Rodrigues,*  
*Aedhaan* and  
whom I personally know  
Reg. No. *4364* dated *18/10/2020*

*Sayed Abbas*  
SAYED ABBAS  
Advocate & Notary  
Tiswadi Taluka  
Panaji-Goa 403001  
Reg. No. 231/2010