गोवा GOA

27 JUL 2021

661348

Serial No. 7730/21 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Rupees Five Hundred only)
Name of Purchaser Maria S. E. Vales
R/O: Dabolim Name of Father .....
Purpose A.F.V. Transacting Parties.....
As there is no one single Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser

NOTARY
Adv. Surajkumar K. Naik
ADVOCATE & NOTARY
Mormugao Goa
Reg. No. 216/2010
Exp. DL: 29-01-2026
GOVT. OF GOA (INDIA)

FORM 'II'
[See rule 3(6)]
FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **MARIA SANTANA EREMITA VALES**, Age Adult, Occupation Business, residing at, Ground Floor. Jai Jui Apartments, Near Vasco Sports Club, Kharewada, Vasco da Gama,Goa - 403802, promoter of the project named **"OUR LADY OF NAJU ENCLAVE"**

Vales

I **MARIA SANTANA EREMITA VALES,** major in age, Occupation Business, residing at Ground Floor. Jai Jui Apartments, Near Vasco Sports Club, Kharewada, Vasco da Gama, Goa - 403802, promoter of the proposed project/duly authorized by the promoter 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 project is proposed
OR
have/has a legal title Report to the land on which the development of the proposed project is to be 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.

OR

Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31st July 2022.

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

(b) For ongoing project on the date of commencement of the Rules—

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

OR

(ii) That entire amounts to be realised hereinafter 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 scheduled bank to cover the cost of construction and the land cost and 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) (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 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.

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(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 changes 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 Dated 03/09/2021.

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 Vasco on Dated 03/09/2021.

Deponent

Executed before me
by Maria Santana Ermita Vales
which I attest

Adv. Surajkumar N. Naik
NOTARY
State of Goa
36, Ground Floor, Apna Bazar Bldg.,
Vasco-da-Gama, Goa-403 802
Mob.: 9960366967
Date : 03-09-2021
Reg. No. 13239/2021