

3084



गोवा GOA

Serial No. 1068 Place of Vend MARGAO Date: 11/4/18

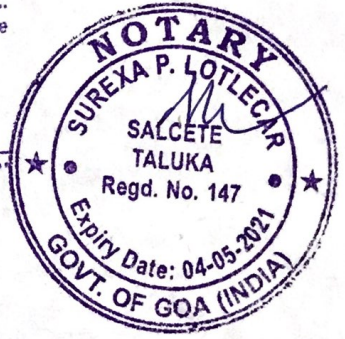
471966

Value of Stamp Paper: .....  
Name of Purchaser: GABRIEL L. PINTO  
Residence: VARCA Name of Father: J. C. PINTO  
Purpose: ..... Transacting }  
Parties }

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 Vendor's Sign.  
Ermelinda Alacoque Dias  
Shop No. C-46, SGPDA Market,  
Lic No JUD/VEN-Lic/2006/AC-1

Signature of Purchaser



FORM 'II'  
[Seerule3(6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Gabriel Leao Pinto, promoter of the project named "ESPICIOSA RESIDENCY"/duly authorized by the promoter of the proposed project, vide its/his/their authorization No.1, dated 13-09-2011. I Sh. Gabriel Leao Pinto son of Jose Camilo Pinto, 58 YEARS, Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Signature of Purchaser

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

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any part 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 31-12-2019

4. (a) For new projects :That seventy percent of the amounts realized 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 percent of the amounts to be realized herein after 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

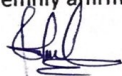
(ii) That entire amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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)(I)(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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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 12<sup>th</sup> day of April 2018

  
Gabriel Pinto  
Deponent

Verification

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

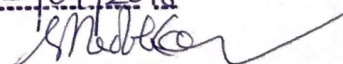
Verified by me at 12<sup>th</sup> day of April 2018

  
Gabriel Pinto  
Deponent

Solemnly affirmed before me by  
Shri Gabriel Pinto  
Who is identified by \_\_\_\_\_

to whom I personally know

Reg. No. 3084/2018  
Date 12/04/2018

  
SUREXA P. LOTLECAR  
NOTARY, MARGAO  
SALCETE TALUKA  
STATE OF GOA (INDIA)

