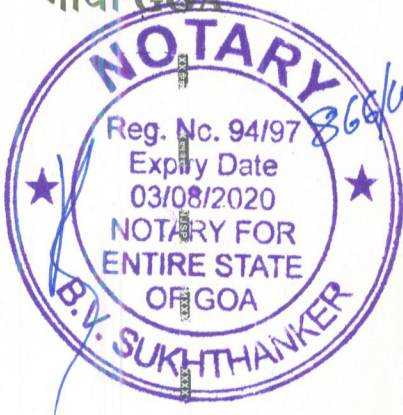




गोवा GOA

536703



Vishwas B. NaiK

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

Vishw Creations.

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

Serial No. 8431 Place of Vendor: Margao Date: 29/10/19

Value of Stamp Paper ₹ 500/-

Name of the purchaser: _____

Fathers Name: _____ Residence: _____

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 purchase.

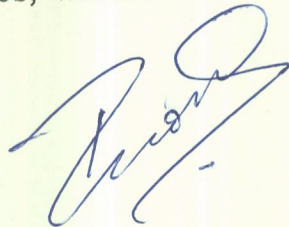
Affidavit cum Declaration

Signature of purchase.

Affidavit cum Declaration of Mr. Roy Monteiro, promoter of the project named Roy Monteiro.

I, Mr. Roy Monteiro, S/o Mr. Antonio Monteiro, Aged 43 years, holder of PAN No. ALKPM0734G, Aadhaar Card No. 736891823481, Indian National, occupation Business, resident of H.No. 787, Montir Vanxem, Salcete South Goa - 403718, do hereby solemnly declare, undertake and state as under: -

1. That I have a legal title Report to the land on which the development of the project 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 me/promoter from the date of registration of project; is 24/09/2021
4. That seventy per cent of the amounts realized by me 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.
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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I 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 this 24th day October 2019 at Margao Goa.

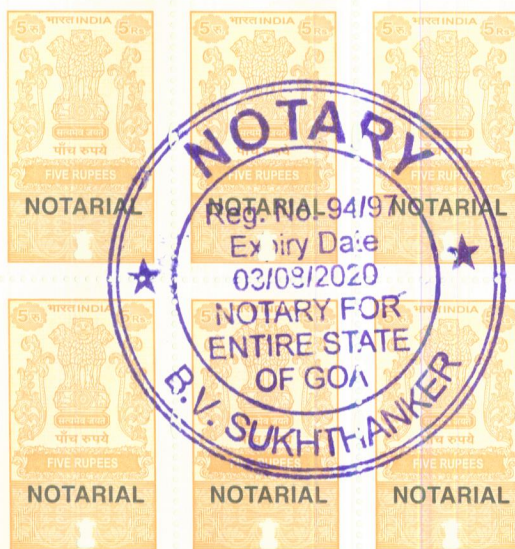
[Signature]
Deponent

Verification

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

Verified by me at 24th day October 2019 at Margao Goa.

[Signature]
Deponent



Solemnly affirmed / Verified before me by
Shri./Smt. Roy Monteiro
who is identified before me by
736851 52 34 81

Sr. No. 866/1019

Date:- 24/10/1019

Reg. No. 94/97

[Signature]
ADV. B. V. SUKHTANKER
NOTARY FOR ENTIRE STATE OF GOA

Notary Office at "L & L Correia's pride"
Near Mathany Saldhana Complex
Margao Salcete Goa
Mobile No. 9422057356