



गोवा GOA

Serial No 134 place of St. Vennd Mapusa Date

786305

Value of Stamp paper 500

Name of Purchaser Digambar K. Naik

Residence at Bardez Son of K. Naik

Signature of Vendor [Signature] Signature of Purchaser

C.J. PANDIT - LIC NO. AC/STP/VEN/34/2003

FORM 'II'

### Affidavit cum Declaration

Affidavit cum Declaration of M/s convergence ventures Joma Builder Partnership Firm having its office at shop no.8, Garden Centre phase 'II' opp. Police station, Mapusa Goa,

[Signature] [Signature] [Signature]



represented through its partners (1) Vishnudas Korgaonkar (2) Chrisjoy Fernandes (3) Joaquim Mariano Dsouza promoters of the project named Avenida Da Sofia duly authorized by the promoters of the proposed project.

We (1) Vishnudas korgaonkar, age 47, son of Vishwanath korgaonkar Indian national, having PAN No. [REDACTED] residing at H.no. B1129 Bammon vaddo Siolim Bardez North Goa 403517, (2) Chrisjoy Fernande, age 42 year, son of Philip Fernandes Indian national, having PAN No. [REDACTED] residing at 741/A Porta vaddo Siolim Bardez Oxel North Goa 403517 and (3) Joaquim Mariano Dsouza, age 58 years, son of Peter Domnic Dsouza Indian national, having PAN No. [REDACTED] residing at H.no. 254, Arradi Parra North Goa Bardez Goa 403510 promoters of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That We/promoters have a legal title Report to the land on which the development of the project is proposed

OR

have 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 party in or over such land, along with details.

(3) That the time period within which the project shall be completed by us/promoters from the date of registration of project; is 30/09/2024.

(4) (a) For new projects: That seventy per cent of the amounts realised 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 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 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 and shall be used only for that purpose.

OR

(ii) That entire amounts to be realised hereinafter by us/promoters for the real estate



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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 we/the promoters 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.

(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 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 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 ..... 22 ..... day of February 20 23 ..... at Mapusa .....

Verification

Deponent

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 Mapusa on this 23<sup>rd</sup> day of February 2023.  
..... Deponent


  
Identified by: Self Election card no.  
[REDACTED]

  
DEPONENT - 1

Identified by: Self Aadhar card no.  
[REDACTED]

  
DEPONENT - 2

Identified by: - Self Aadhar card  
[REDACTED]

  
DEPONENT - 3

