



गोवा GOA

815859

Sr. No. 5132 Place of vend MAPUSA, Date 12/10/2023
Value of stamp paper 500/-
Name of Purchaser A. D'silva
Residing at Bastora son / wife of S. D'silva
As there is no case single stamp paper for the value of Rs. 500/- additional stamp papers for the completion of the value is attached along with.
Purpose



Signature of vendor

L. No. 22 (R.R.P. Dessai)

.....
Transacting Parties

.....
Signature of Purchaser

FORM '11'

(See rule 3(6))

Affidavit cum Declaration

A. D'silva

Affidavit cum Declaration of Mr. Albert D'Silva, St. Anthony Constructions Promoters of the project named "CASA DA FAMILIA",

I, SHRI. ALBERT D'SILVA, son of late Salvador D'silva, age 50 years, Indian National, Promoter of the proposed project do hereby solemnly declare undertake and state as under.

1. That the Promoter M/s. St. Anthony Constructions has 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 the Promoter is 30/06//2026.

(a) 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) 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. OFFICIAL GAZETTE GOVT. OF GOA SERIES I No. 34 (EXTRAORDINARY No. 2) 24TH NOVEMBER 2017 1767.

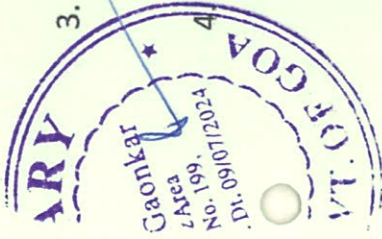
5. That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6. That 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

7. That the Promoter shall if required take all the pending approvals on time, from the competent authorities.

8. 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

Albert D'Silva





9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 12th June 2023 at Mapusa Goa

Albert D'Silva

Deponent

SHRI. ALBERT D'SILVA

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 Mapusa on this 12th day of June, 2023.

Jd. Adhew sand



Deponent

Albert D'Silva

SHRI. ALBERT D'SILVA

Solemnly affirmed
Before me

N. C. Gaonkar
N. C. Gaonkar
Advocate & Notary
Mapusa Bardez - Goa

Dr. No. 18183/2023

12 JUN 2023