



गोवा GDA

505645

Serial No. 999 place of vendor, Panaji Date 23/7/9
 Value of Stamp Paper ---
 Name of Purchaser ---
 Residence --- Name of Father ---
 Purpose --- Transacting Parties ---

✓
Sign of Stamp Vendor
Mangala N. Karpurkar
License No AC/SIP/VEN/747/99



Sign of Purchaser

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s BENNET AND BERNARD
CUSTOM HOMES PVT. LTD., promoter of the project named
'QUAINT DEL MARINO' duly authorized by the promoters of the
proposed project, vide its Board of Resolution, dated 21/08/2019;

K. Placencia

I, **MR. KENNETH GREGORY MASCARENHAS**, s/o late Mariano Paulo Mascarenhas Alias Mariano Paul Mascarenhas, age 51 years, married, business, Indian National, Owner of the proposed project land, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That promoter has a legal title Report to the land on which the development of the project is carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the Memorandum of Understanding between such owner and promoter for sale of the real estate is enclosed herewith.

2. I say that the promoter will be entering into a Deed of Sale with the owners on the basis of the said Memorandum of Understanding before the said Project Completion.

3. I Say that the project land is free from all encumbrances.

4. I say that the time period within which the project shall be completed by promoter from the date of registration of project; is 31 August 2022.

5. (a) For new projects: 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) For on-going project on the date of commencement of the Rules—



K. Mascarenhas

(i) 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.

6. I say that the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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.

7. I say 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.

8. I say that the promoter shall take all the pending approvals on time, from the competent authorities.

9. I say 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.

10. I say that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



A handwritten signature in blue ink, appearing to read 'K. Harshad'.

11. I say that 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 21st day of August 2019 at Panjim.



L. Mascarenhas

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 Panjim on this 21st day of August 2019 at Panjim.

L. Mascarenhas

Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Kenneth Gregory
WHO IS IDENTIFIED BY Mascarenhas
Adv. Adi Lai's OM I KNOW.
SR. NO.: 3952/2019
DATED: 21/08/2019

Sayed Abbas
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010

