

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri. Zacarias Piedade Gomes, Promoter of the project named Alvares Vintage Enclaves, duly authorized by the Promoters of the proposed project, vide its authorization No.9423/17 dated 16.10.2017;

Zacarias Gomes

I, Shri. Zacarias Piedade Gomes, son of Gabriel Gomes, Aged 60 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:

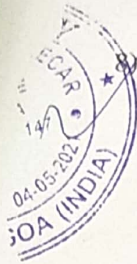


That I have a legal title report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

- 2) That the project land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me from the date of registration of project is 15.09.2021 (date provided in the registration application).
- 4) For new projects: That seventy per cent of the amounts realized by me for the real estate projects 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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.

Zacarias Gomes

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 Fifteenth day of May, Two Thousand and Nineteen at Margao, Salcete, Goa.

(Zacarias Piedade Gomes)

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 Margao, Salcete, Goa on this Fifteenth day of May, Two Thousand and Nineteen.

Identified by:
Aadhaar Card no.
499784968326

(Zacarias Piedade Gomes)

Deponent

Flat
FLAT NO 8
G.G. APARTMENT, ARQUEM ALTO
MARGAO- GOA.

SM P.T.O.

Mr. Zacarias Piedade Gomes

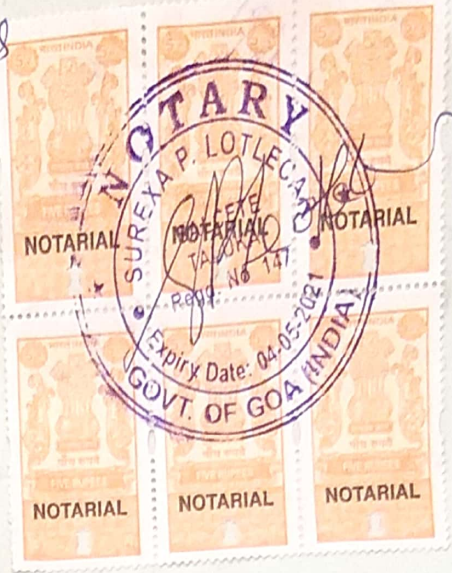
Solemnly affirmed before me by

who is identified by
Aadhaar Card

to whom I personally know
Reg. No. 4080/2019
Date: 15/05/2019

S. Medekar

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



VERIFICATION

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Margao, Salcete, Goa on this fifteenth day of May, Two Thousand and Nineteen.

Zacarias Piedade Gomes
(Zacarias Piedade Gomes)