



गोवा GOA

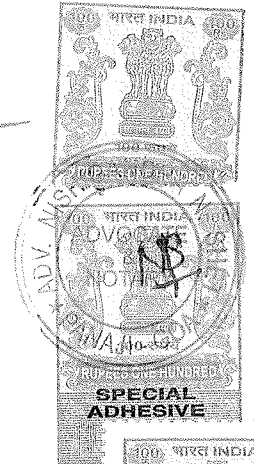
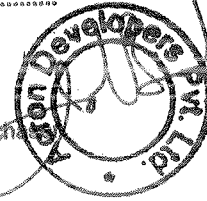
B 258066

Date 8/11/23 Sr. No. 111 Value Rs. 100  
Name of Purchaser.....  
Resident of.....  
Place of Vendor Panaji  
Licence No. AC/STP/VEN/102/2023



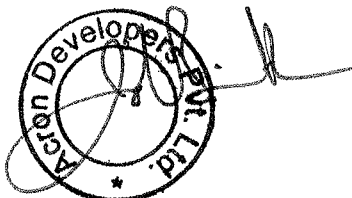
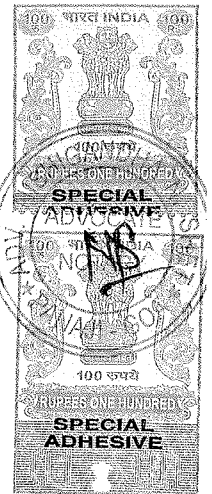
Sign of Vendor

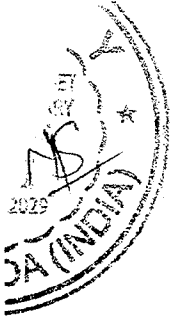
Sign of Purchaser



**AFFIDAVIT CUM DECLARATION**

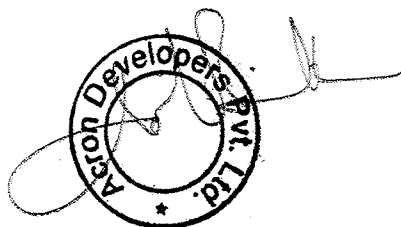
Affidavit cum Declaration of **Acron Developers Private Limited**, a company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, bearing Corporate Identification No. U70100MH2003PTC140421 and PAN Card no. [REDACTED] having its registered office at Johnville, 13<sup>th</sup> Road, Chembur, Mumbai - 400071 and its address for communication at Acron Waterfront Resort, On the seaward side of the Baga bridge, Baga, Goa - 403516, Email ID: alt@acronindia.com, Ph.: +91 9822384524, hereinafter referred to as **"the Promoter/Company"** or as the **"Promoter"** represented herein by its Director and duly authorised signatory Dr. John Britto, son of late Mr. Edmund Britto, 67 years of age, married, businessman, Indian national, resident of Johnville, 13<sup>th</sup> Road Chembur Mumbai - 400071,





I, Dr. John Britto, son of late Mr. Edmund Britto, 67 years of age, married, businessman, Indian national, resident of Johnville, 13<sup>th</sup> Road Chembur Mumbai - 400071, director of the Promoter/Company which is the promoter of the proposed project named Acron Quinta d' Oliveira at Village Ucassaim, Bardez - Goa-India do hereby on behalf of the Promoter/Company solemnly declare, undertake and state as under:

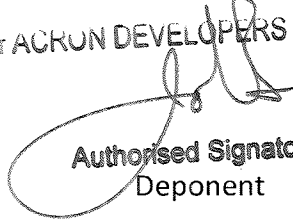
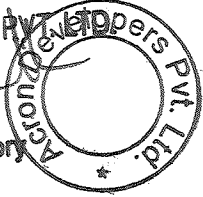
- (1) That the owner of the land has a clear and marketable legal title to the land on which the project is proposed to be constructed; that the Promoter/Company is legally and validly entitled and authorized to develop the land on which the project is proposed to be constructed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner and Promoter/Company for development of the real estate project are 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 the Promoter/Company from the date of registration of project ends on 30<sup>th</sup> November 2027;
- (4) That seventy per cent of the amounts to be realised by the Promoter/Company 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) (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 the Promoter/Company 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/Company shall take all the pending approvals on time, from the competent authorities.
- (8) That the Promoter/Company 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 the Promoter/Company have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That the Promoter/Company shall not discriminate against any allottee at the time of allotment of any villa.

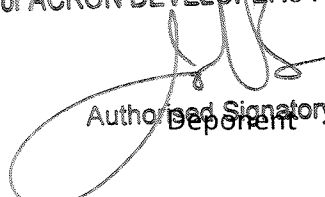
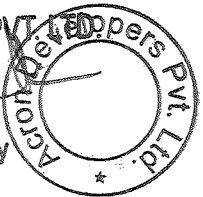
Solemnly affirmed on 27<sup>th</sup> day of Feb, 2024 at Panaji, Goa.

For ACRON DEVELOPERS PVT. LTD.   
 Authorised Signatory  
 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 Panaji-Goa on this 27<sup>th</sup> day of Feb 2024.

For ACRON DEVELOPERS PVT. LTD.   
 Authorised Signatory  
 Deponent 

Nishigandha N. Shet

**Nishigandha N. Shet**  
 Advocate & Notary  
 Tiswadi Taluka  
 Panaji - Goa  
 Reg. No. 268

SOLEMNLY AFFIRMED AND VERIFIED  
 BEFORE ME BY Dr. John Britto  
 WHO IS IDENTIFIED BEFORE ME on basis  
OF PAN card WHOM I know.  
 SR. No. 27106 DATED 27/02/2024

