



गोवा GOA

Sl. No. 9482 Place of Vend. Margao. Date of Issue 16/3/2013

Value of Stamp Paper 500/-

Name of the Purchaser Nolan Fernandes

Sl. No. Residing at Benaulim

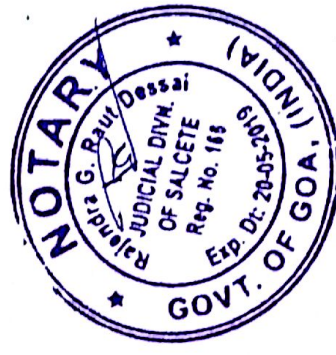
388729

TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013/AG
Shop No. 4, Ave Maria Building
Margao-Goa Ph: 2731274

[Signature]

Stamp Vendor Signature:

Signature of Purchaser:

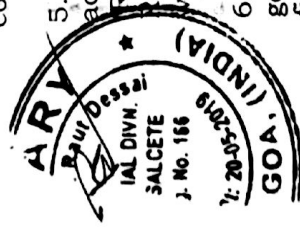


Affidavit cum Declaration

[Signature] *[Signature]*

Affidavit cum Declaration of **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS**, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.S-5, Royal Classic Building, Dongorim, Navelim, Salcete, Goa, represented by its partner : (i) **Mr. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, aged 40 years, married, occupation business, residing at H.No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; (ii) **Mr. EDWARD P. FERNANDES**, son of late Mr. Beatriz Fernandes, aged 49 years, Unmarried, occupation business, Indian National, residing at H.No. 167, Cumborda, Sarzora, Chinchinim, Salcete, Goa, partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** have a legal title to the land bearing Survey No. 101/3-B of Talaulim Village on which the development of the project name as **ROYAL WOODS** is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** is **02/02/2020**.
4. That seventy per cent of the amounts realised by **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1)(D) read with rule 5 of Goa Real Estate Regulation & Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and disclosures on website) rules, 2017.
6. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.
8. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** 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 7days of the said changes occurring.



[Signature]

9. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That **M/S ROYAL BUILDERS & REAL ESTATE DEVELOPERS** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent



Mr. Albino A. Fernandes
Partner



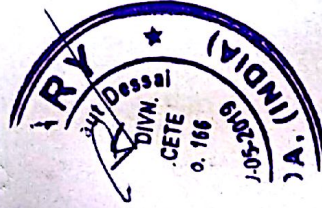
Mr. Edward P. Fernandes
Partner

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at 26th on this April day of 2018.

Deponent




Mr. Albino A. Fernandes
Partner



Mr. Edward P. Fernandes
Partner

Solemnly affirmed before me by
Shri/Smt. Albino A. Fernandes.
Shri/Smt. Edward P. Fernandes.
Who is identified before me by
Shri/Smt. _____
Who is personally known to me



Ralendra G. Raut Dossa,
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)



PL Acc: MARGAO

Reg. No: 32654/2018

Date: 26-04-2018