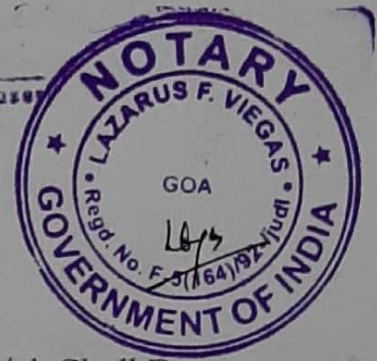




गोवा GOA

Serial No. 18526 Place of Vend MARGAO Date 25/11/2019 539199
Value of Stamp Paper:.....
Name of Purchaser: DENIS LLOYD PALMEIRA
Residence: RAIA Name of Father: FREDDY JESUS IGNATIUS PALMEIRA
Purpose: Transacting
Parties }
As there is no one single paper for the value of Rs.
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. Fms
Ermelinda Azevedo Dias
Shop No. C-16, SRFDA Market,
Lic No JUDIVEN-Lic/2006/AC-1
Signature of Purchaser Palmeira



FORM 'II'

[See rule 3(6)]

Form of Declaration, Supported By An Affidavit, Which Shall Be
Signed By The Promoter Or Any Other Person Authorized By The
Promoter

(To be submitted in stamp paper of value not less than Rs.500/-)

AFFIDAVIT CUM DECLARATION

[Signature]



FORM 'II'

[See rule 3(6)]

Form of Declaration, Supported By An Affidavit, Which Shall Be Signed By The Promoter Or Any Other Person Authorized By The Promoter

(To be submitted in stamp paper of value not less than Rs.500/-)

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Mr./Mrs. Freddy Jesus Ignatius Palmeira (Partner/Promoter) Of Palmeira Constructions of the project named 'Chrysanthemum Fatorda' /~~duly authorized by the promoter of the proposed project, vide its/his/their authorization No. dated~~

I, Mr.Freddy Jesus Ignatius Palmeira, son/~~daughter~~ of Diniz Palmeira, aged 52, Indian national, Partner/promoter of Palmeira Constructions, of the proposed project/ ~~duly authorized by the promoter of the proposed project~~ do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is Proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

~~That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 03/12/2024 ;

(4) (a) For new projects: That seventy per cent of the amounts realised by me/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.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (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/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 I/the promoter shall take all the pending approvals on time, from the competent authorities.

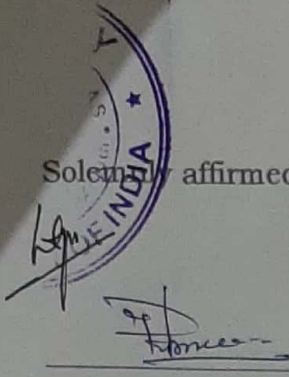
(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I/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 27th day of November, 2019 at Margao.



[Signature]

Freddy Jesus Ignatius Palmeira

Deponent

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 Margao on this 27th day of November, 2019.

[Signature]

Freddy Jesus Ignatius Palmeira

Deponent

Deponent is involved by
in criminal case No 20080106064

[Signature]
27.11.19



EXECUTED BEFORE ME
WHICH I ATTEST

[Signature]
 Adv. LAZARUS FRANCIS VIEGAS
 NOTARY
 (GOVERNMENT OF INDIA)
 Abade Farja Road, MARGAO-GOIA
 Place *[Signature]*
 Date 27/11/19
 Regd. No. 5(164)/92