

गोवा GOA

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TYWEEN XEROX, MADE IN INDIA
Licence No. JUD/STP/5/2002/AG
R. AGUIAR, MARGAO

No. 58 Date: 19/02/22

Value of Stamp Paper: 500
Name of Person: Cheason Fernandes
Address: Varca
Purpose: ...



Signature of Stamp: [Signature]
Signature of Stamp: [Signature]

FORM II

AFFIDAVIT CUM DECLARATION

[Signature]

Affidavit cum Declaration of BETHSEDA REAL ESTATE, a partnership firm registered under The Indian Partnership Act, 1932 having its registered office at H. No.31, Guneavaddo, Varca, Salcete, Goa, duly represented by its Partner Mr. CHEASON FERNANDES, son of Bernardo R. Fernandes, aged 32 years, unmarried, business, resident of H No.465, Guneavaddo, Varca, Salcete, Goa, promoter of the project named BETHSEDA HEIGHTS, do hereby solemnly declare, undertake and state as under:

(1) That promoter have a legal title Report to the land on which the development of the project is proposed.

OR have 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 promoter from the date of registration of project; is 22/03/2026.

(4)(a) For new projects: That seventy per cent of the amounts realized 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 ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realized 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 the purpose.

(ii) That entire amounts to be realized 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 the purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) 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.

(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 utilized 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 shall take all the pending approvals on time, from the competent authorities.



[Handwritten signature]

- (8) That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) 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 March 2022 at Margao, Goa.

Deponent

Mr. CHEASON FERNANDES

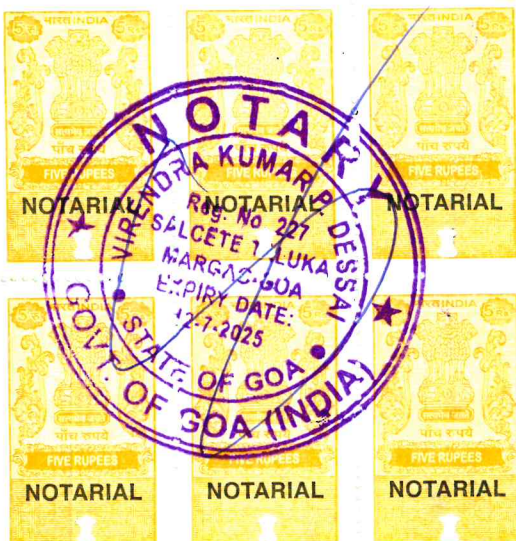
Verification

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, Goa on this 21st day of March 2022.

Deponent

Mr. CHEASON FERNANDES



Solemnly affirmed before me by
Shri/Smt. Cheason Fernandes
Who is identified before me by
Shri/Smt.
Who is personally known to me

VIRENDRAKUMAR DESAI
NOTARY
MARGAO-GO
State of Goa (India)

Reg. No. 1214
Date: 21/03/2022