



गोवा GOA

Sl. No. 9485 Place of Vend: Margao. Date of Issue 16/3/2017
 Value of Stamp Paper 500/-
 Name of the Purchaser Notan Fernandes
 S/o Residing at Bencur

388732

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

Stamp Vendor Signature:

Signature of Purchaser:



Affidavit cum Declaration

[Signature]

[Signature]

[Signature]

Affidavit cum Declaration of **M/S ROYAL 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 FERNADES**, 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, (iii) **Mr. KEDAR NAGENDRA JAGDALE**, son of late Nagendra Jagdale, aged 41 years, married, businessman, Indian National, residing at House No. 933/4, Moddi, Navelim, Salcete, Goa partners of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That **M/S ROYAL DEVELOPERS** have a legal title to the land bearing Survey No. 125/4-B of Nuvem Village on which the development of the project name as **ROYAL ARCADE** 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 DEVELOPERS** from the date of registration is **30/11/2019**.

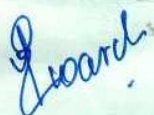
4. That seventy per cent of the amounts realised by **M/S ROYAL DEVELOPERS** for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2)(1)(D) read with rule 5 of Goa Real estate (Regulation & Development)(Registration of Real Estate Projects, Registration of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 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 DEVELOPERS** shall take all the pending approvals on time, from the competent authorities.

8. That **M/S ROYAL 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 .





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

10. That **M/S ROYAL 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



Mr. Kedar N. Jagdale
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  ^{then Margao} on this 16th day of April 2018.

Deponent


Mr. Albino A. Fernandes
Partner


Mr. Edward P. Fernandes
Partner


Mr. Kedar N. Jagdale
Partner

Solemnly affirmed before me by

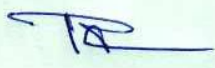
Shri/Smt. Albino A. Fernandes.

Shri: Edward P. Fernandes —

Who is identified before me by Mr. Kedar N. Jagdale

Shri/Smt. _____

Who is personally known to me


Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO
Reg. no: 32511/2018
Date: 16-04-2018

