

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. MACVAL VENTURES, having its office at H.No. 96/3, Pinto Rosario Square, Vaddem, Socorro, P.O. Provorum, Bardez, Goa 403521, duly represented herein by its Partners, (Deponent no.1) **MR. RATESH PRABHAKAR VALVAIKAR**, son of late Prabhakar Valvaikar, 37 years of age, married, business, resident of H. No. 178/F Bella Vista Vaddo, Sirsaim, Tivim Bardez, North Goa 403502 and (Deponent No.2) **MR. TYRUS JOHN ANTONIO GILBERT MACHADO**, son of Tomas Filipe Socorro Machado, 32 years of age, married, business, resident of H. No. 200/3, Arradi Vaddo, Oxel, Siolim, North Goa 403517 promoters of the proposed project named "**AMISTAD**" situated in the property bearing survey no. 175/4-B of Village Siolim, Bardez, Goa, do hereby solemnly declare, undertake and state as under:

1. That We promoters have a legal title Report to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of Real Estate Project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which project shall be completed by us promoters from the date of Registration of Project is 31st DECEMBER 2023.
4. For new projects: That seventy per cent of the amounts realized by us/promoters for Real estate project from 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.

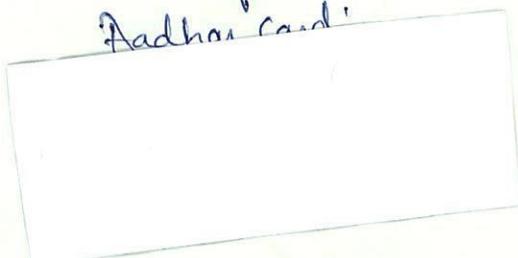
Machado

Prabhakar

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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
6. That we the promoters shall get the accounts audited within six months after 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 audit that amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with proportion to percentage of completion of the project.
7. That we promoters shall take all the pending approvals on time, from the competent authorities.
8. That we the promoters 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 we the promoters have furnished such other documents as have been prescribed by rules and regulations made under the Act.
10. That we, the promoters shall not discriminate against any allottee at the time of allotment of any villa/apartment, plot or building, as the case may be.

Solemnly affirmed on 2nd February, 2022 at Mapusa, Bardez - Goa.

Identified By:
Aadhar Card

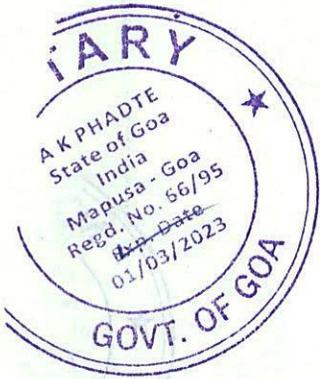


Maharaj

DEPONENT NO 1

Prakash

DEPONENT NO 2

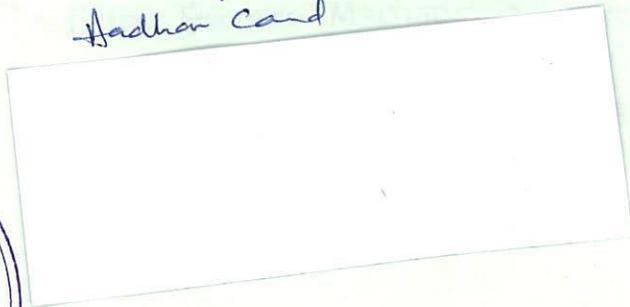


VERIFICATION

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

Verified by us at Mapusa, Bardez - Goa, on this 2nd February, 2022

Identified By:
Aadhar card

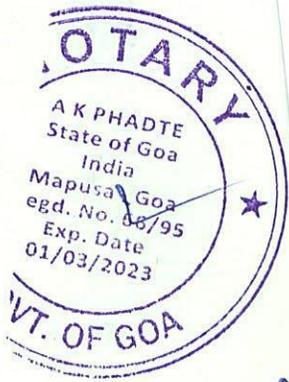


Malvika

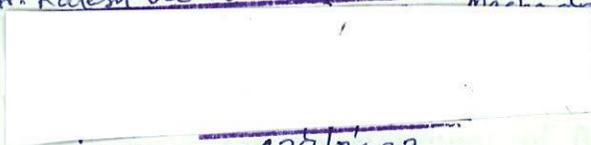
DEPONENT NO 1

Ruchita

DEPONENT NO 2



Solemnly affirmed before me
Mr. Ratesh Valvaikar & Mr. Tytus



Regd. No. 637/2022

A.K.P.
A. K. PHADTE
NOTARY
2nd Floor, Shelini Bldg. R. No. 4,
State of Goa

