



गोवा GOA

28 JAN 2021

559222

Serial No. 28140/21 Place of Vending Vasco Date of Sale:.....
Vendor's Name Purva A Shri Address: Chicallim
Licence No. UD/VEN-LC/M/2015/AG-1
Value of Stamp Paper Rs 500/- Five hundred only/-
Name of Seller Queeny Realty Pvt Ltd
R/O Velsao Name of Father
Purchaser Transacting Parties.....
As there is no one single Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser



AFFIDAVIT CUM DECLARATION


[Handwritten signature]

Affidavit cum Declaration of **M/s. Queeny Realty Private Limited** through its **promoter** of the project named "**Queeny 7**" duly authorized by the promoters of the proposed project, vide its Board Resolution dated 04th December, 2020.

I, Mr. Agnelo Alcasoas , Age 70years, Businessman, residing at 112, Velsao, P.O. Cansaulim, Goa - 403712, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is ³¹ December 2022. 

(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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That entire amounts to be realised hereinafter 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, 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 at Vasco-da-Gama on Dated 04th February, 2021.



[Handwritten Signature]
Deponent

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 Vasco-da-Gama on Dated 04th February, 2021.

[Handwritten Signature]
Deponent
AGNELO ALCASOAS



Solemnly affirmed before me by
M/S Queen Realty Private Limited
Agneelo Alcasoas
who is identified to me by.....

.....
To whom I personally know.

[Handwritten Signature]

Adv Sushma L. Chodankar
NOTARY
Mormugao, Goa
Off: 4, Our Lady of Guila Bldg.
Third Floor, Above Tax Office
F. L. Gomes Road
Vasco-da-Gama-403802
Date: 04-02-2021
Reg. No.: 35/2021