भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

21 FEB 2018

432002

Serial No.: 71336 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs 500 (Rupees five hundred only)
Name of Purchaser: Prime Builders
R/O: Vasco Name of Father .....
Purpose: Affidavit/Declaration Transacting Parties.....
As there is no one single Stamp Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached Along with.

Signature of Stamp Vendor

Signature of Purchaser

NOTARY ADV. ULHAS G. SHETYE MORMUGAO Judicial Division Reg. No. 45/92 GOVT. OF GOA

FORM 'II' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Anthony Cedric Dias,** Proprietor of Prime Builders, 2nd Floor, Prime Corner, Vasco da Gama, Goa, Promoter of the project 'Prime Retreat" for construction of 1 (one) building single phase situated at Merces, Vaddem, Vasco da Gama, Goa.

I, **Mr. Anthony Cedric Dias** son of late Albert Dias, aged 56 years, Indian National, promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to land on which development of proposed project is proposed

2. That said land is free from all encumbrances.

3. That time period within which project shall be completed by me from the dated of registration of project is 31.12.2022.

4. (a) For new Projects:
   That seventy percent of amounts realised by me for Real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and land cost and shall be used only for that purpose.

5. That amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with Rule 5 of Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 I shall get accounts audited within six months after end of every financial year by a practicing Chartered Accountant, and shall produce a statement of account 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 utilised for the project and the withdrawal has been in compliance with proportion to percentage of completion of the project.

7. That I shall take all the pending approvals on time from competent authorities

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Judicial Division
Reg. No. 45/92
VT. OF GOA

8. That I 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 have furnished such other documents as have been prescribed by rules and regulations made under the Act.

10. That I 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 days of February 2018 at Vasco da Gama

DEPONENT

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Vasco da Gama on this 21st day of February 2018

DEPONENT

Sworn/Solemnly/affirmedbefore me
by Anthony Cedric Dias
who is known to me / identified
by

21.2.18

ADV. ULHAS G. SHETYE
NOTARY
Melquiedes Bldg. 1st Floor,
Fr. Joseph Vaz Road.
Vasco da-Gama, Goa-403 802

Reg. No. 202/2018

ADV. ULHAS G. SHETYE
MORMUGAO
Judicial Division
Reg. No. 45/92
GOVT. OF GOA

NOTARIAL