

भारतीय गैर न्यायिक

पचास

₹.50

₹.50

भारत



सत्यमेव जयते

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

9 MAY 2019

B 445157

गोवा GOA

Serial No.: 04918 Place of Vending Vasco Date of Sale:.....

Vendor's Name : Apurva A. Shet Address: Chicalim

Licence No.: JUD/VEN-LIC/1/2015/AC-1

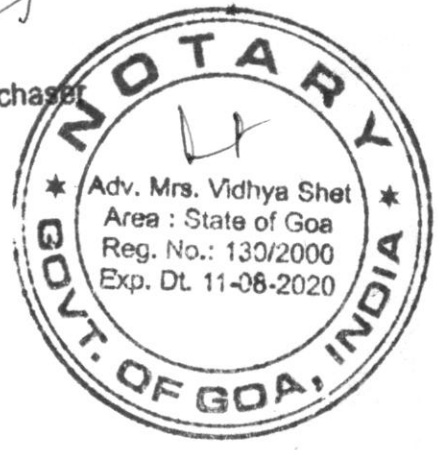
Value of Stamp Paper: Rs. 50/- (Rupees Fifty only)

Name of Purchaser: Jose Cupertino Souza Rio: Verna

Name of Father/Husband: F.X. Souza Purpose: Agriplot

Signature of Stamp Vendor

Signature of Purchaser



FORM 'II'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

MR. JOSE CUPERTINO SOUZA, Promoter of the Project named Arania's Orchids/ duly authorized by the Promoter of the Proposed Project, vide its/his/their authorization No. 001 dated: NA ;

(Signature)

....2/-



I, **MR. JOSE CUPERTINO SOUZA**, son of Francisco Xavier Souza, 52 years, Indian National, promoter of the proposed project/duly authorized by the Promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

1. That I/Promoter have/has a legal title Report to the Land on which the development of the project is proposed
OR

Have/has 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 a 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 me/promoter from the date of registration of Project ; is 31st December, 2022;



....3/-



4. (a) For new Projects: That seventy percent of the amounts realized 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 schedules bank to cover the cost of construction and the land cost and shall be use 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 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 schedules bank to cover the cost of construction and the land cost and shall be use only for that purpose.

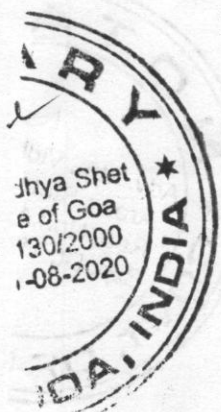
OR

- ii. That entire amounts to be realized 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 schedules bank to cover the cost of construction and the land cost and shall be use only for that purpose.

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, 2017.4/-

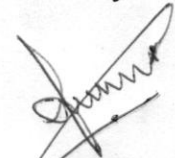


6. That I/Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the 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 I/Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/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 under rule 3 of the said Rules, within Seven days of the said changes occurring.
9. That I/Promoter shall have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Handwritten signature]

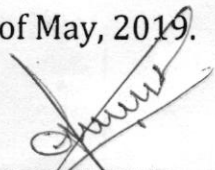
Solemnly affirmed at Vasco-da-Gama, Goa, on this 09th day of May, 2019.

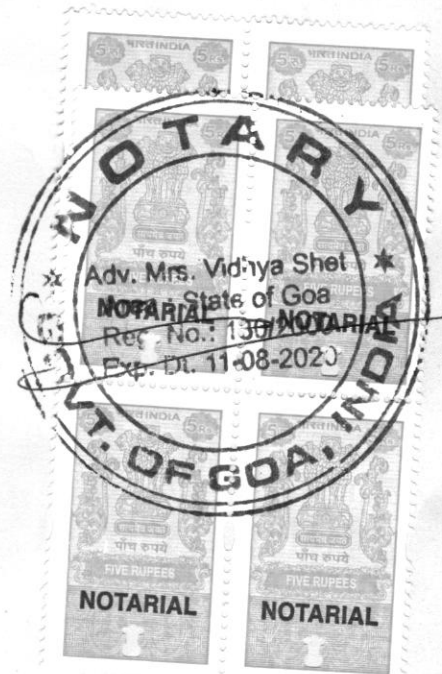
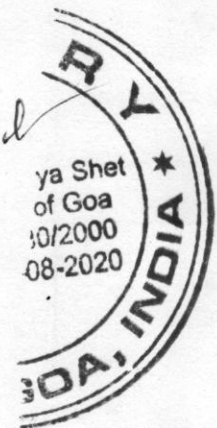

DEPONENT

VERIFICATION

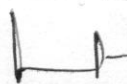
The Contents of my above affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Vasco da Gama, Goa on 09th day of May, 2019.


DEPONENT



EXECUTED BEFORE ME
BY Jose. Cupertino.


Adv. (Mrs.) VIDHYA A. SHET