



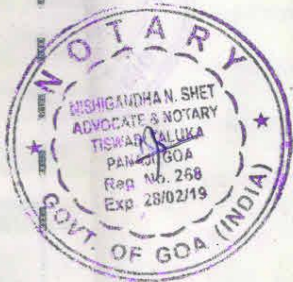
गोवा GOA

Serial No. 9198 Place of Vendor, Panaji, Dt. 17/12/18  
Value of Stamp Paper Rs. 500  
Name of Purchaser M. Con. Const. (Goa)  
Residence \_\_\_\_\_ Name of Father (M. C. C.)  
Purpose \_\_\_\_\_ Transacting Parties: \_\_\_\_\_

436021

Sign of Stamp Vendor  
Mangala N. Karapurkar  
License No AC/STP/VEN/747/99

Sign of Purchaser



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/S. ALCON CONSTRUCTIONS (GOA) PVT.

LTD., promoter of the project named Estrela, duly authorized by the promoter of

the proposed project, by its resolution dated 02/01/2012

*(Signature)*

*(Signature)*

I, **MR. AAKASH NANDA NAIK KHAUNTE**, son of Shri Nanda Sadassiva Naique Counto aged 36 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That we 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 promoter from the date of registration of project; is 31/12/2019;
- (4) That seventy per cent of the amounts to be realised hereinafter by 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.
- (5) That amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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



*(Handwritten signature)*

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 promoter shall take all the pending approvals on time, from the competent authorities.

(8) That 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 promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That 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 on 20<sup>th</sup> day of February, 2018 at Panaji, Goa.

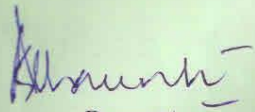
*AC*

*Aakash Nanda Naik Khaunte*  
Deponent  
Aakash Nanda Naik Khaunte

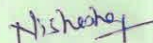
Verification

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 Panaji, Goa, on this 20<sup>th</sup> day of February 2018. 

  
Deponent  
Aakash Nanda Naik Khaunte



  
Nishigandha N. Shet  
Advocate & Notary  
Tiswadi Taluka  
Panaji - Goa.  
Reg. No. 268



SOLEMNLY AFFIRMED AND VERIFIED  
BEFORE ME BY Aakash Nanda Naik Khaunte  
WHO IS IDENTIFIED BEFORE ME BY on  
basis of PAN CARD WHOM I KNOW  
SR. NO.: 2360  
DATED: 20/2/2018