



No. 541 Place of vend. Panaji-Goa Date of issue 6/12/19
Value of stamp paper 500/-
Name of the purchaser
Residing at

524675

[Signature]
Name of the Stamp vendor

[Signature]
Signature of Purchaser

MRS. SUNITA U. NAIK
Licence No. AC-STP-VEN/2000/833
dt. 18-08-2000.

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

**FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT,
WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Peter Vaz** Partner in **Models Leisure Ventures**, duly authorized by the promoter of the proposed project named "**Models Courtyard**", vide its/his/their authorization dated 21st January, 2020;

I, **Mr. Peter Vaz**, son of Diogo Vaz, aged 52 Years, Indian National, Partner in **Models Leisure Ventures**, 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

AND

a legally valid authentication of title of such land along with an 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-

(3) That the time period within which the project shall be completed by me from the date of registration of project; is **February 2024, 29th day**.

(4) (a) For new projects: That seventy per cent 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 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 seventy per cent of the amounts to be realized hereinafter by me 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.

OR

(ii) That entire amounts to be realized hereinafter by me 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) (l) (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 on 22nd January, 2020

Mr. Peter Vaz
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 on 22nd January, 2020

Mr. Peter Vaz
Deponent

I hereby attest the signature/L.H.T.I.
of Shri /Smt./Miss..... Peter

Mr. also accompanied by

who has been identified before me
by.....

.....who is personally known to me

registered under No. 2/208 dt 23/1/20

SWORN BEFORE ME

SMT. AMINA SHAIKH PHADTE
NOTARY FOR TISWADI TALUKA
STATE OF GOA (INDIA)

