NOTARY
SAYED ABBAS
ADVOCATE & NOTARY
TISWADI TALUKA
PANAJI-GOA
REG. NO. 251/2010
Exp. Dt. 12/7/2025
GOVT. OF GOA (INDIA)

भारत INDIA
RUPEES FIVE HUNDRED
SPECIAL ADHESIVE

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AFFIDAVIT CUM DECLARATION

We, M/s. Saldanha Developers Pvt. Ltd through its Director, Shri. Benedict Saldanha son of late Joseph M. Saldanha, aged 64 years, Indian National, promoter of the proposed project namely "Saldanha Baga" at Baga, Calangute Bardez-Goa, do hereby solemnly declare and state as under:

1. That M/s. Saldanha Developers Pvt. Ltd have a legal title to the land on which the development of the proposed project is to be carried out.

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

3. That the time period within which the project thereof, as the case may be, shall be completed by M/s. Saldanha Developers Pvt. Ltd is 15/10/2027.

4. That seventy percent of the amounts to be realised hereinafter by M/s. Saldanha Developers Pvt. Ltd 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 That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That M/s. Saldanha Developers Pvt. Ltd shall get the accounts audited within six months after the end of every financial year by a Chartered Account in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I M/s. Saldanha Developers Pvt. Ltd shall take all the pending approvals on time from the competent authorities.

9. That M/s. Saldanha Developers Pvt. Ltd have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

10. That M/s. Saldanha Developers Pvt. Ltd shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

VERIFICATION

I, Mr. Benedict Saldanha, son of late Joseph M. Saldanha aged 64 years, R/o La Marvel Colony, Raj Bhavan Road, Dona Paula – Goa do hereby verify that the contents in para no. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified at Panaji-Goa,

on this 22nd day of November 2024

Deponent

SOLEMNLY AFFIRMED AND VERIFIED
BEFORE ME BY Benedict Saldanha.
WHO IS IDENTIFIED BEFORE ME BY
Pan Card WHOM I KNOWN.
SR NO: 6915/2024
DATED: 22/11/2024

SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010