



Sl. No. 7332 Place of Vend: Margao. Date of Issue 13/3/2018

388969

Value of Stamp Paper..... 500/-

Name of the Purchaser..... Escelante Funds

Sl. No..... Residing at..... Margao

TONY FERNANDES
Govt. Authorised Stamp Vendor
Licence No. JUD/VEN-LIC/1/2013/AC-1
Shop No. 4, Ave Maria Building,
Margao-Goa Ph: 2731274

Stamp Vendor Signature:

Signature of Purchaser:

FORM 'II'

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 (1) Mr. RANJIT CIPRIANO PEDRO DA SILVA and
(2) Mrs. FELICIAN JOANITA FERNANDES; Partners of M/s. WEST END REAL
ESTATE BUILDERS AND DEVELOPERS, Promoter of the project named
"WEST END RAIKAR RESIDENCY" /duly authorized by the Promoter of the
proposed project, vide its/his/their authorization No. dated

We, (1) Mr. RANJIT CIPRIANO PEDRO DA SILVA, son of Mr. Pedro Antonio Jose Santan da Silva, aged 43 years, Indian national; and (2) Mrs. FELICIAN JOANITA FERNANDES, aged 51 years, wife of Mr. Douglas Agapito Stephen Fernandes, Indian national; PARTNERS of M/s. WEST END REAL ESTATE BUILDERS AND DEVELOPERS, 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 We/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 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.

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 ..31/03/2020 ;

(4) (a) For new projects: That seventy per cent of the amounts realised 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 realised 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 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 realised 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 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) (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 We/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 We/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That We/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.



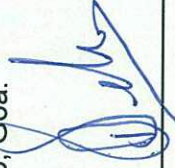
A handwritten signature in blue ink, appearing to be "A. Shirodkar".

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

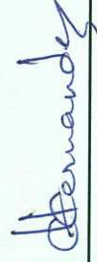
(10) That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on .22nd day of MARCH, 2018 at Margao, Goa.





Deponent




Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Margao, Goa, on this 22nd day of MARCH, 2018.



Deponent

Solemnly affirmed before me by
Mr. Ranjit de Silva & Mrs. Felician Fernandes
who is identified to me by _____

who is personally known to me
this 22nd day of MARCH 2018

Reg. No. 1198/2018
 22/03/2018

SANJAY A. SHIRODKAR
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)

