



गोवा GOA

Sr. No. 281/19 Place of Vendor: Tiamol-Quepem, Date 31/7/2018

298818

Value of Stamp Paper: Rs. 500/-

Name of Purchaser: Domnick Fernandes

Residence: Tiamol Name of Father: Joquim Manuel Fernandes

Vendor: RAMESH A.
Lic. No. 6/05/AC/1

Signature of Vendor

Signature of Purchaser



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Domnick Fernandes, aged 73 years, son of Shri. Joquim Manuel Fernandes, Partner and Promoter of Nirmal Estates and Shri. Johann Fernandes, aged 38 years, son of Shri. Domnick Fernandes, the other Partner and Promoter of Nirmal Estates, are developing a project named "Nirmal Square Block B" duly authorize Shri. Domnick Fernandes by

..2/-

virtue of Power of Attorney executed before Notary Public Advocate Kishor P. Prabhu Dessai at Quepem, duly attested by the said Notary and found registered in his books under No.1119/Q/2018 dated 28/06/2018, both residents of H.No.8/9, Tilamol, Xeldem, Quepem-Goa, do hereby solemnly declare, undertake and state as under:-

(1) That promoter have a legal title Report to the land on which the development of the proposed project is to be carried out.

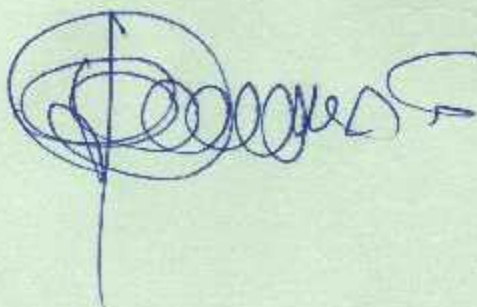
(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by promoter from the date registration of project; is upto 30/06/2023.

(4) (a) For new projects: That seventy per cent of the amounts realised 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.

(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 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.

..3/-



(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That the promoter shall take all the pending approvals on time, from the competent authorities.

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

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

..4/-



Solemnly affirmed on 31st day of July 2018 at Verification

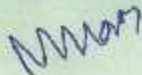
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Quepem on this 31st day of July 2018



Deponent
Domnick Fernandes

Solemnly affirmed before me by
Domnick Fernandes
who is identified by me as per
Aadhar card no. 5859 1407 3230
This 31st day of July 2018
Place Quepem - Goa.
Reg. No. 715/2018(2)
Notary Not responsible for the
contents of the document



MAHENDRA V. GAVAS
NOTARY
STATE OF GOA (INDIA)

