

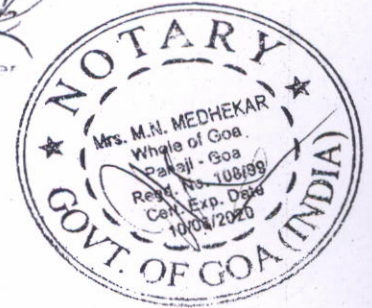


गोवा GOA

Sr. No. 91118 Value Rs. 500
Name Carlos Rodrigues
Address Panaji
Date 10/08/2020
Litho No. 389531

Sign of Vendor

Sign of Purchaser



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. Carlos Rodrigues, sole proprietor of M/s. Rodrigues Builders and Developers of the project named "Shanti Alice", being constructed on property bearing Survey No. 141/6, situated at Taleigao, Tiswadi, Goa.

I, Mr. Carlos Rodrigues son of Santana Rodrigues, aged 49 years, Indian National, sole proprietor of M/s. Rodrigues Builders and Developers of the project named "Shanti Alice", do hereby solemnly declare, undertake and state as under:

(1) That I have 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 myself as the Developer 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 with in which the project shall be completed by me from the date of registration of project; is 22/02/2021.

(4) (a) For new projects : That seventy percent of the amounts realized 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 schedule bank to cover the cost of construction and shall be used only for that purpose.

(ii) That entire amounts to be realized herein after 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 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4(2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I 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 I shall take all the pending approvals on time, from the competent authorities.



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

(10) That I shall not discriminate against any allottee at the time of allotment of any apartment.

I solemnly affirmed on 22nd day of February 2018 at Panaji, Goa.



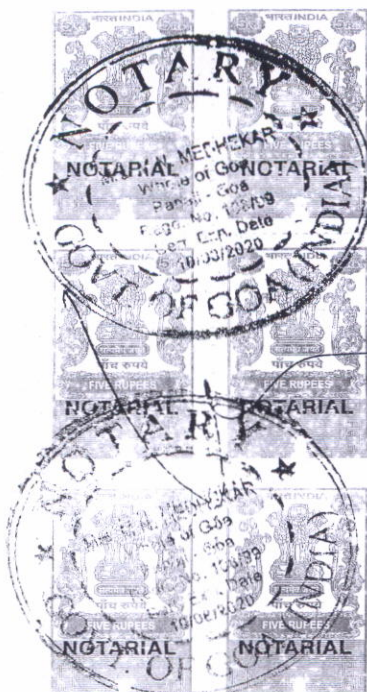

Deponent

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 22nd day of February 2018 at Panaji, Goa.


Deponent



This document power of attorney agreement, affidavit is executed before me and I attest its execution
Reg. No. 13759 Date 22/02/18
at Panaji Tiswadi Goa.


MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, M. B. Road,
Panaji - Goa
Cert Exp. Date 10/08/2020