



गोवा GOA

STAR XEROX

Licence No.: JUD / VEN- LIC / 2005 / A

746181

Sl. No. 6974 Place of vendor Margao Date: 14/06/22

Value of stamp Rs. 500

Name of the purchaser Pascoalinho Cirilo Xavier D'sa

Name of the seller _____ Residence Chinchinim

Purpose _____ Transacting Parties _____

Msai B
Signature of the stamp vendor

Pas
Signature of the purchaser



Form "II"

Affidavit cum Declaration of Mrs. Maria Angela F.J.S. Mascarenhas, as a Proprietress, of Feliz Builders, as Promoter and Developer of the project named as SEA BREEZE RESIDENCY duly authorized by the promoter of the project, I Mrs. Maria Angela F.J.S. Mascarenhas, W/o Mr. Pascoalinho Cirilo Xavier D'sa, aged 51 Indian National duly authorized by the Promoter and Developer of the project do hereby solemnly declare, undertake and state as under:

...2/-

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- 1) That I have a legal title Report to the land on which the development of the Project is proposed.
- 2) That the project land is free from all encumbrances OR that details of encumbrances including dues and litigations 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 as a proprietress from the date of registration of projects is 01/07/2027.
- 4) For new projects. That seventy percent of the amounts realized by me as a proprietress of the real estate projects 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 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- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (R) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects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 I the proprietress 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, 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 compliance with proportion to the percentage of completion of the project.
- 7) That I the proprietress shall take all the pending approvals on time, from the competent authorities.
- 8) That I the proprietress 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 proprietress has furnished such other documents as have been prescribed by the rules and regulations made under the Act. (10). That I the proprietress shall not discriminate against any allottee at the time of any apartment, plot or building, as the case may be.

Solemnly affirmed on 30th day of June 2022 at Margao-Goa.

Ashal



Verification

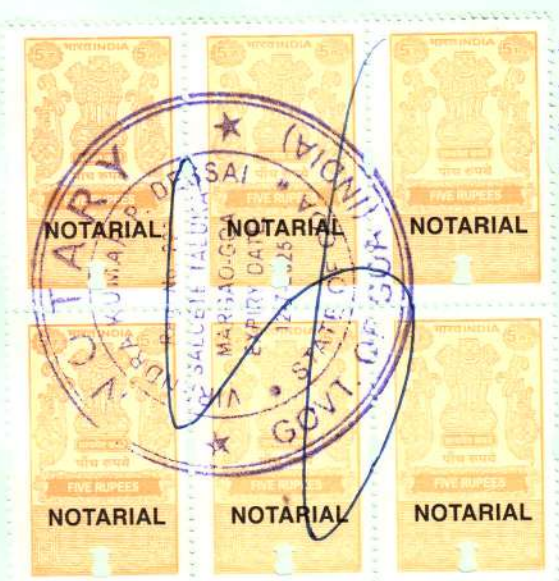
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Margao-Goa on this 30th day of June 2022.



Ashas

DEPONENT



I solemnly affirmed before me by
Shri/Smt. Maria Angela F-J-S. MacCarenha
Who is identified before me by
Shri/Smt.
Who is personally known to me

[Signature]
WIRENDRAKUMAR P. DESSAI
NOTARY
MARGAO-GOIA
State of Goa (India)

Reg. No. 2784
Date: 30/06/2022