



गोवा GOA

707521

Serial No. 4877 Place of vend MAPUSA Date 18/12/2022  
Value of Stamp Paper 500  
Name of Purchaser G D Melis  
Residence of He/Her Son / Wife of G D Melis  
As there is no single stamp paper for the value  
Value of Rs.                      Additional stamp papers for the  
Completion of the value is attached along with.  
Purpose                      Transacting Parties  
Signature of Vendor                      Signature of Purchaser  
I, No. 22 (R.R.P. Dessai)

AFFIDAVIT CUM DECLARATION

*[Handwritten signature]*





I, Mr. Oswald de Melo, Director of M/s Classic Squares Reality Pvt. Ltd., Promoter of the Project named “ **ZION SQUARE 2 BLOCK G**”, son of Mr. John De Melo, aged 51 years, Indian National , promoter of the proposed project do hereby solemnly declare , undertake and state as under:

1) That we have a legal Report to the land bearing Chalta no. 16C of P.T Sheet no. 26, situated at Duler, Mapusa, Bardez- Goa , 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 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.

3) That the time period within which the project shall be completed by us from the date of registration of project; is 31/12/2024.

4) That the project shall be completed through self financing as mentioned in online form and no advertisement / marketing / sale/ booking /offer for sale etc as per the provision of the section 3(1) of RERA ACT 2016 shall be carried out prior to RERA Registration.

5) That seventy Per cent of the amounts realised by us 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 the land cost and shall be used only for that purpose.

6) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate( Regulation and Development ) ( Registration of Real Estate Projects,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, Rates of Interest and Disclosures on Website) Rules, 2017.

7) That we 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.

8) That we shall take all the pending approvals on time, from the competent authorities.

9) That we 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.

10) That we have furnished such other document as have been prescribed by the rules and regulations made under the Act.

11) That we shall not discriminate against any allottee at the time of allotment of any apartments as the case may be.

Solemnly affirmed on 06<sup>th</sup> day of July 2022 at Mapusa, Bardez- 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 Mapusa on this 06<sup>th</sup> day of July 2022 at Mapusa, Bardez- Goa

  
\_\_\_\_\_  
DEPONENT

