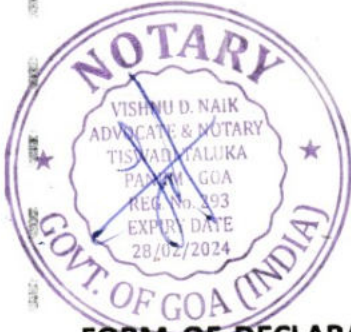




गोवा GOA

Serial No W176 Place of Vendor Panaji Date 13/5/22  
 Value of Stamp Paper: 500/-  
 Name of Purchaser: Gonex buildwell pvt ltd  
 Residence \_\_\_\_\_ Name of Father \_\_\_\_\_  
 Purpose \_\_\_\_\_ Transacting Parties: \_\_\_\_\_

712578



FORM 'II'  
 Sign of Stamp Vendor: Mangala N. Karapurkar  
 License No AC/... [See rule 3(6)]  
 Sign of Purchaser: Gaurav Singhal

**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. Gaurav Paras Singhal promoter of the project named Casa De Fresco authorized by the promoter of the proposed project, vide its resolution No. 001 dated 07.05.2022;

Gaurav Paras Singhal s/o Sh. Paras Ram Singhal aged 38, Indian national, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

VISHNU D. NAIK  
 Advocate & Notary  
 Tiswadi Taluka  
 Panjim - Goa 403 001  
 Reg. No.: 293

For GONEX BUILDWELL PVT. LTD.

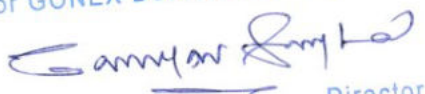
Gaurav Singhal  
 Director

- (1) That the promoter has 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.
- (3) That the time period within which the project shall be completed by the promoter from the date of registration of project; is 31/12/2024
- (4) (a) For new projects: That seventy per cent of the amounts realised by the 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 utilised 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.

VISHNU D. NAIK  
Advocate & Notary  
Tiswadi Taluka  
Panjim - Goa 403 001  
Reg. No.: 293



For GONEX BUILDWELL PVT. LTD.

  
Director

(9) That the promoter has 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.

Solemnly affirmed on 14th day of 2022 at Porvorim, Goa

For GONEX BUILDWELL PVT. LTD.

Deponent

*Ganesh Sankar*

Director

**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 Porvorim on this 14th day of May 2022.

For GONEX BUILDWELL PVT. LTD.

Deponent

Director

VISHNU D. NAIK  
Advocate & Notary  
Tiswadi Taluka  
Panjim - Goa 403 001  
Reg. No.: 293

Witness: Siddhesh Naik : *[Signature]*

Witness: Raghunath Bandothkar : *[Signature]*

Identified by me

*[Signature]*  
At Porvorim Naik



Solemnly affirmed before me by the Deponents who has been identified before me by Adv. Vishnu Naik known to me personally

**VISHNU D. NAIK**  
Advocate & Notary  
Tiswadi Taluka  
Panjim - Goa 403 001  
Reg. No.: 293

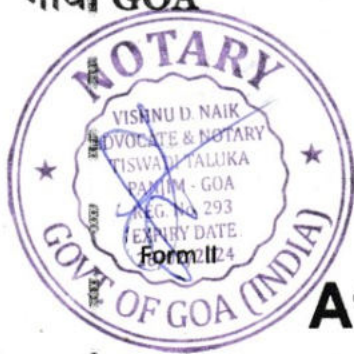
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गोवा GOA



No. 412 of Vendor, Panaji Date 14/5/22  
of Stamp Paper Te  
of Purchaser Gonex buildwell Pvt Ltd,  
Name of Father \_\_\_\_\_  
Transacting Parties: \_\_\_\_\_  
Sign of Purchaser Gaurav Singhal

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## Affidavit cum Declaration

I, **Gaurav Paras Singhal**, duly authorized by the Promoter of the project **M/s. Gonex Buildwell Pvt. Ltd.** (CIN: U70100DL2006PTC152549), of the project \_\_\_\_\_, vide its authorization/resolution no 01, dated 07.05.2022;

I, **Gaurav Paras Singhal** s/o Sh. Ram Paras Singhal aged 38 years, Indian national, duly authorized by the promoter of the proposed project, **M/s. Gonex Buildwell Pvt. Ltd.** (CIN: U70100DL2006PTC152549), of the project named \_\_\_\_\_, do hereby solemnly declare and state as under:

- (1) That the project, Casa De Fresco, is a new project;
- (2) That no advertising/marketing/pre-booking has been done for the abovesaid project;
- (3) That no amount has been received as advance for the sale of the apartments;

Solemnly affirmed on 14th day of May 2022 at Porvorim, Goa.

For GONEX BUILDWELL (P) LTD.

Gaurav Singhal  
Director

**VISHNU D. NAIK**  
Advocate & Notary  
Tiswadi Taluka  
Panjim - Goa 403 001  
Reg. No.: 293

**VISHNU D. NAIK**  
Advocate & Notary  
Tiswadi Taluka  
Panjim - Goa 403 001  
Reg. No.: 293

For GONEX BUILDWELL (P) LTD.

*Ganmay Juyka*  
Director

**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 Porvorim on this 14<sup>th</sup> day of May 2022.

For GONEX BUILDWELL (P) LTD.

*Ganmay Juyka*  
Director

**Deponent**

Witness: Siddhesh Naik : *[Signature]*

Witness: Raghunath Bandedkar : *[Signature]*



Solemnly affirmed before me by the Deponents who has been identified before me by Adv. Tuskar Naik known to me personally

Identified by me  
*[Signature]*  
Adv. Tuskar Naik

*[Signature]*  
**VISHNU D. NAIK**  
Advocate & Notary  
Tiswadi Taluka  
Panjim - Goa 403 001  
Reg. No.: 293

SP No: 340/22 dt 3/9/2022