



गोवा GOA

NO. 7/84 Place of Issue: QUERIM Date of issue 10/10/2005
Value of Stamp Rs. 500/-
Signature of Domnick Fernandes
Residing at Talamol, son J. M. Fernandes
As witness to the execution of the value of the
additional stamp paper for the completion of the value is at local
abode with

464611



Signature of Purchaser

Signature of the Notary
Subas K. Kanne
Licence No.
Dt. 14/10/2005
J. M. Fernandes

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1)MR. DOMNICK FERNANDES, aged 75 years, PAN Card No.AACPF7555R, Aadhar Card No.5859 1407 3230, son of Shri.Joaquim Manuel Fernandes, Partner and Promoter of NIRMAL ESTATES and (2)MR. JOHANN FERNANDES aged 40 years, PAN Card No.AAKPF1966G, Aadhar Card No.8908 2530 7607, son of Shri. Domnick Fernandes, the other Partner and Promoter of NIRMAL ESTATES, are developing a project named "NIRMAL VALLEY" duly

..2/-

Signature of the Affiant

authorize Shri.Domnick Fernandes by 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 has 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 up to 30/06/2025.

(4) That the project shall be/is completed through Self-financing as mentioned in online form and no advertisement/marketing/Booking/Sale/Offer for sale etc. as per provision of the Section 3.(1) of the RERA (Act),2016 is/shall be/was carried out prior to RERA registration

(5) (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.

..3/-

(b) For ongoing project on the date of commencement of the Rules:-

(i) That seventy percent 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.

(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 of Interest and Disclosures on Website) Rules, 2017.

(7) 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.

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



..4/-



(9) 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.

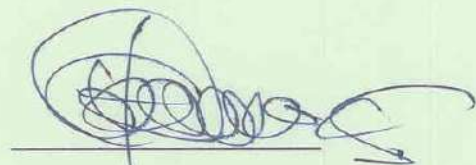
(10) That I/the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(11) 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 20th day of May 2020 at 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 Quepem on this 20th day of May 2020



**DEPONENT
DOMNICK FERNANDES
PARTNER**



Solemnly affirmed before me by
Domnick Fernandes

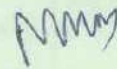
who is identified by me as per
Pan Card no. AACPF7555R

This 21st day of May 20 20

Place Quepem - Goa

Reg. No. 306/2020(1)

Notary Not responsible for the
contents of the document



**MAHENDRA V. GAVAS
NOTARY
STATE OF GOA (INDIA)**