गोवा GOA

TYWEEN XEROX, MARGAO
Licence No. JUD/STP/5/2002/AC
R. AGUIAR, MARGAO

A 143576

Sr. No 045 Place: Date: 02/09/2026
Value of Stamp Paper: 500/-
Name of Purchaser: Sabe Cilla Fernandes
Residence: Name of Father/r:
Purpose Transaction Party:

Signature of Stamp Vendor

Signature of Stamp Purchaser

NOTARY
ANAND M. REDKAR
SOUTH GOA
JURISDICTION
Expiry Date
26-02-2029
Reg. No. 159
GOVT. OF (INDIA)

FORM 'II'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. CIRILO ANTONIO MENDES**, promoter of the project named **"MENDES BELLISSIMO"**

I, **Mr. CIRILO ANTONIO MENDES**, son of late **Mr. Inacio Santana Mendes**, major of age, Indian National, being promoter of the proposed project do here by solemnly declare, undertake and state as under:

1. That promoter 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 litigation, 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/promoter from the date of registration of project is **27/04/2028.**

(4) (a) For new projects: That seventy per cent of the amounts realized by me/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.

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

(i) That seventy per cent of the amounts to be realized here in after by me/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.

OR

(ii) That entire amounts to be realized here in after by me/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, 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(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 I/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.

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

(8) That I/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.

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

(10) That I/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 02nd September, 2026

Mr. CIRILO ANTONIO MENDES
Deponent

Verification

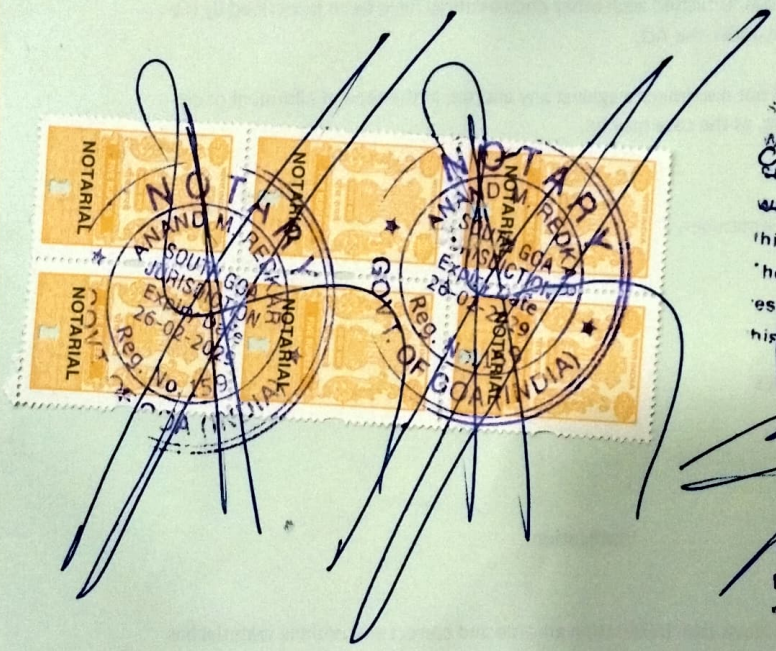
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Margao-Goa on this 02nd September, 2026

Mr. CIRILO ANTONIO MENDES
Deponent

Witness and identified by:

Ahmed Kalmani
(Identified vide Aadhar Card
no:- [redacted]) R/o
H. no. 1459, Pajifond, Margao
(M) [redacted]



Rudes

Shri/Smt. Cirilo Antonio Mendes
Who is identified [redacted] vide Aadhar
Card no: [redacted]
this 02nd day of Sept 20 26
The Notary does not take an
responsibility for the contents
his document.

ANAND M. REKAR
NOTARY
SOUTH GOA DISTRICT
STATE OF GOA INDIA
PLACE: Margao, Goa
DATE: 02/09/2026
REG No: 10822/2026.