



गोवा GOA

Serial No. 1108 Place of Vend Paper Date 05/07/18 458684
Value of Stamp Paper 500
Name of Promoter Joaquim F. Fernandes
Residence St. Cruz
Purpose
Sign of Vendor
Sign of Purchaser



Form 'II'
(See Rule 3(6))

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. Joaquim Francis Fernandes, promoter of the project named Aashirwad Green.

I, Joaquim Francis Fernandes, son of Andre Fernandes, aged 44 years, Indian National, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

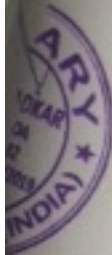


1. That I / promoter have/ has a legal title Report to the land on which development of the project is proposed.

AND

A legally valid authentication of title of 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 20/12/2020.
4. For ongoing project on the date of commencement of the Rules; That seventy percent of the amounts realized by me/promoter for the real estate project from 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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 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 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 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 furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Solemnly affirmed on 5th day of July 2018 at Panaji, Goa.

[Handwritten Signature]

Deponent

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 Panaji on this 5th day of July 2018.

[Handwritten Signature]

Deponent



SOLEMNLY AFFIRMED AND VERIFIED
 BEFORE / ME BY Joaquim Frangos Fernandes
 WHO IS IDENTIFIED BEFORE / ME
 BY Arjun Wadkar PAOT 20070107922
 WHOM I KNOW
 SERIAL No. 19889 DATED 5/7/2018

[Handwritten Signature]
ARUN WADKAR
 NOTARY AT TISWADI TALUKA
 STATE OF GOA-INDIA
 REG. No. 382/14
 DATED 19/9/2014