



गोवा GOA

Serial No. 30983/20-25 Place of Vending Vasco Date of Sale: 26 DEC 2024 965431
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 500/- (Rupees Five hundred only)
Name of Purchaser: Kapil Betgiri
P/O: VASCO Name of Father: M. Betgiri
Purpose: Transacting Parties.
As there is no one single Paper for the value of Rs.
Addition: Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

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

Signature of Purchaser



FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(To be submitted in stamp paper of value not less than Rs. 500/-)

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kapil M. Betgiri, Proprietor of Kuber Builders and Developers, Off # 102, Kuber's Narayani Bldg, Baina, Vasco da gama, Goa. promoter of the project named "Kuber's Diva" and duly empowered by the owner of the property namely M/s Mineiro Ferro Asia, Sole Proprietor and also as self being Mr. Ashely Joseph Lewis O'Brien alias Mr. Ashely Joseph Lewis, aged 61 Indian national, Mrs. Sofia Ashely Joseph O'Brien wife of Ashely Joseph Lewis O'Brien alias Mr. Ashely Joseph Lewis aged 58, Vide P.O.A. Registration Number:- MOR-POA Register-39-2024 dated 28-06-2024 do hereby solemnly declare, undertake and state as under:

- (1) That I/~~promoter~~ have/has a legal title Report to the land on which the development of the Project is proposed

OR

~~have/has a legal title Report to the land 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 owner and promoter for development of the real estate project is enclosed herewith.~~

- (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 20/05/2030;

(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 hereinafter 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 hereinafter 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 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/~~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 15th January 2025

Mr. Kapil M. Betgiri as duly constituted attorney for
Mr. Ashely Joseph Lewis O'Brien alias Mr. Ashely Joseph Lewis,
Mrs. Sofia Ashely Joseph O'Brien

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 15th January 2025

Mr. Kapil M. Betgiri as duly constituted attorney for
Mr. Ashely Joseph Lewis O'Brien alias Mr. Ashely Joseph Lewis,
Mrs. Sofia Ashely Joseph O'Brien

Deponent

EXECUTED BEFORE ME
BY Mr. Kapil Betgiri
Known to me
WHICH I ATTEST

15/01/25
A. Suresh Rao
Advocate & Notary
Mormugao & Salcete Taluka
0-7 First Floor,
Chase Chamber
Vasco-da-Gama Goa-403 802
Reg. Ser No 142/2025
Date 15/01/2025

