भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

Serial No. 8462 Place of Vendor MARGAO Date 3/1/2023 776655

Value of Stamp Paper: 500/-

Name of Purchaser:.....

Residence:.....Name of Father:.....

Purpose:..... Transacting Parties .....

As there is no one single paper for the value of Rs. 500/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign.

Mrs. SALOMI S. KOLWALKAR

LIC No. GOA/DEN-LIC/11/2015/A.C.-I

Valid Upto

Signature of Purchaser

NOTARY RAVITA SERRAO Reg. No. 19246 Exp. Dt. 03-02-2025 CUNCOLIM & MARGAO-GOA GOVT OF INDIA

FORM "II"

[SEE RULE 3 (6)]

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL

BE SIGNED BY THE

PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Declaration

Affidavit cum Declaration of **"R & A Builders"** having its Office at 419/420, Lake Plaza, Opp. Fatorda Stadium, Fatorda, Margao, Goa-403601, represented through its sole proprietor **Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares,** for the project named as **"R & A Builders - Justina Mercado",** Survey No. 36/11.

I, **Mr. Rosevelt Jose Filigonio Do Rosario Carl Valadares,** aged 44 years, son of Mr. Antonio De Damiao Jose Joao Eugenio Filipe Valadares, Indian National, presently residing at House No. 236-A, Pirni, Nagao, Verna, Salcete, South Goa, Goa-403722, proprietor of R & A Builders and promoter of the proposed project named as **"R & A Builders – Justina Mercado"** do hereby solemnly declare, undertake and state as under:

1. That I have a legal title report to the land on which the development of the said 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 from the date of registration of project is 10th January, 2025.
4. (a) For new projects: That seventy per cent of the amounts realized by me 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 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 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 viz. Karnataka Bank Ltd. current account in the name of **"R & A Builders – Justina Mercado"** 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, 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 dated 11th January, 2023.

Deponent No. 1

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material have been concealed by me therefrom.

Verified by me at Margao on dated 11th January, 2023.

Deponent No. 1

NOTARY RAVITA SERRAO Reg. No. 19346 Exp. Dt. 03-02-2025 JUNCTION, H.NO. 2, MARGAO-GOA GOVT. OF INDIA

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Solemnly Affirmed before me
who is identified by personally.

ADV. RAVITA SERRAO
NOTARY (Govt. Of India)
Reg. No: 121/2023
Date: 11/1/2023