

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Joseph T.D'Souza duly authorized by the Promoters of M/s. L&B ASSOCIATES , Mrs. Leena D'Souza and Mr. Brendon D'Souza of the proposed project "BREN'S SAPPHIRE-BLOCK A" situated at Plot no 26 Survey No 22/2B at "SICOLDA SMALDAD" also known as "SINGOLDA at Revora, Bardez, North Goa vide Irrevocable Power of Attorney of No.13704/19 dt. 25/7/19.

I, Shri. Joseph T D'Souza son of Bernard D'Souza aged 67 years, married, Business, Indian National, Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] duly authorized by the Promoters of the proposed "BREN'S SAPPHIRE-BLOCK A", Plot no 26 Survey No 22/2B at Revora, Bardez, North Goa project hereby solemnly declare, undertake and state as under:

(1) That I/ Promoters have/has a legal title Report to the land on which the development of the proposed project is being carried out and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owners 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/ Promoters from the date of registration of the Project is not applicable as it is completed 12/08/2021.

4. (a) For new projects: That seventy per cent of the amounts realised 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 realised 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.

A handwritten signature in blue ink, appearing to be 'S', located at the bottom center of the page.

OR

- (ii) That the 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) (I) (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/ Promoters 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/ Promoter shall take all the pending approvals on time, from the competent authorities.

8. That I 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 30th day of May 2022 at Mapusa, Goa.

Verification

Deponent



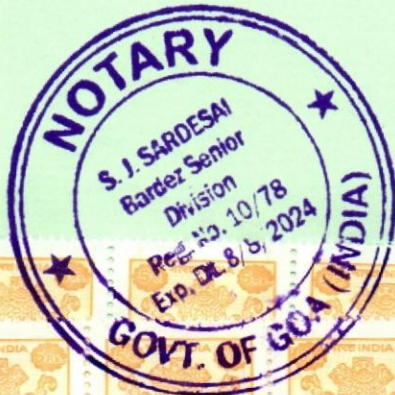
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mapusa on this 30th day of May 2022.

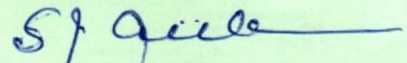


Deponent
JOSEPH T D'SOUZA

(Authorized Signatory for M/s. L & B Associates)



BEFORE ME
MAPUSA - GOA ON 30 MAY 2022


S. J. SARDESAI
ADVOCATE - NOTARY
MAPUSA GOA

Reg. No. 8818/2022