



गोवा GOA

Serial No. 9 Place of Vendor Ponda, Date of issue 26/04/23
Value of Stamp Paper Rs. 500/-
Name of Purchaser
Residence Son of
As there is no one single stamp paper for the value of Rs.
Additional stamp papers for the completion of the value is attached along with

Stamp Vendor Sign

No: AC-III/PON/JUD/STAMP-VEN-LIC/03/2022/53

Signature of the Purchaser



FORM 'II' AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S ROYAL CLASSIC BUILDERS, Promoters of the Proposed Project "ARCADIA".

We, M/S ROYAL CLASSIC BUILDERS represented herein by Partners Mr. EDWARD PHILIFE FERNANDES and Mr. MIGUEL AFONSO of the Project "ARCADIA" do hereby solemnly declare, undertake and state as under: -

Edward *Miguel*

1. That we promoters have a Legal Title Report to the land on which the development of the Project **ARCADIA** is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by us from the date of Registration of the project is **01/03/2027**.

4. (a) For ongoing project on the date of commencement of the Act

(i) That seventy percent of the amounts to be realised hereinafter by us/promoters 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 shall be used only for that purpose.

OR

(ii) That the entire amounts to be realised hereinafter by us/promoters for 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 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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of the Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on website) Rules, 2017.

6. That we promoters shall get the accounts Audited within six months after the end of every Financial year by the practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practising Chartered Accountants 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 compliance with proportion to the percentage of completion of the project.



[Handwritten signatures]

7. That we the promoters shall take all the pending approvals on time, from the competent authorities.

8. That we the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under the sub-section (2) of section 4 of the Act under the rule 3 of these rules, within seven days of the said changes occurring.

9. That we the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we the promoters 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 January 2024.

The contents of our above Affidavit Cum Declaration are true and correct and nothing material has been concealed by us there from.



Mr. EDWARD PHILIPPE FERNANDES
Deponent



Mr. MIGUEL AFONSO
Deponent



Verified by me at Margao on this 30th January 2024.

[Handwritten Signature]

Mr. EDWARD PHILIP FERNANDES

Deponent *Pon*

[Handwritten Signature]

Mr. MIGUEL AFONSO

Deponent *Pon*



I solemnly affirmed before me by
Shri/Smt. *Edward P. Fernandes*
Who is identified to me by
Shri/Smt. *Miguel Afonso*
to whom I personally know on
this *30* day of *Jan*, 20*24*

Reg. No. *525/2024*

Mrs. Carshana C. Gauna Desai alias
Mrs. Carshana S. Nalk Desai
NOTARY
MARGAO-GOIA

