



गोवा GOA

640527



Serial No. 2692 Place of Vend LOUTOLIM Date: 01-02-22

Value of Stamp Paper: 500/-

Name of Purchaser: Cornerstone Homes

Residence: Name of Father:

Purpose: Transacting }
Parties }

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

Govt. Authorized Stamp Vendor's Sign.
Mr. ROY BASIL COUTINHO
Shop No. 675/BS-11, Orgao,
Loutolim, Salcete-Goa
Lic No JUD/Ven-Lic/8/2020/AC-II/789

Miller
Signature of Purchaser

FORM 'II'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s Cornerstone Homes**, Promoters of the Proposed Project "**Cornerstone Bliss**".

We, **M/s Cornerstone Homes** represented herein by Partners Mr. William John Dias and Mrs. Karen Jacinta Fernandes (duly Represented by Power of Attorney Mr. William John Dias) of the Project "**Cornerstone Bliss**" do hereby solemnly declare, undertake and state as under: -

Miller

1. That we promoters have a Legal Title Report to the land on which the development of the Project '**Cornerstone Bliss**' is proposed.
2. That the project land is free from all encumbrances and there is no litigation over the said Project land.
3. That the time period within which the project shall be completed by us from the date of Registration of the project is 2 years i.e. by 31/01/2024.



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.
- (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 That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(1)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of the Real Estate Projects,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.
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 01st day of March 2022.



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

Verification

Deponent
Mr. William John Dias

Deponent
Mrs Karen Jacinta Fernandes
(Duly Represented by Power of
Attorney Mr. William John Dias)

Verified by me at Margao on this 01st March ~~January~~ 2022.

Deponent

Deponent



Solemnly affirmed before me by
O William John Dias
who is identified to me by
C. ind. chd. No. 88888888
to whom I personally know on
this 21st day of March 2022

Reg. No. 2842/2022.
Ksqv/74

SAVITA G. KURTARKER
NOTARY
MARGAO-GOIA