



गोवा GOA



Serial No. 33569... Place of Vend MARGAO Date 15/12/24

861042

Value of Stamp Paper:

Name of Purchaser: Sayed Issam

Residence: Name of Father:

Purpose: Mess 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.

Stamp Vendor's Sign: f May
Emmeline Alacoune Di
Shop No. C-16, SGP, ...
No. JUD/VEN-LIC/2006/AC-I

FORM 'II'

[See Rule 3(6)]

Signature of Purchaser

Affidavit cum Declaration

Affidavit cum Declaration of **M/S WINCON BUILDERS THROUGH ITS PROPRIETOR MR. EDWIN ANTHONY GONSALVES**, Age Adult, Occupation Business, having office at, S2 B Block, Colaco Residency, Comba, Salcete Margao, Goa 403601, promoter of the project named '**EMRITA ENCLAVE**' / duly authorized by the promoter of the proposed project, vide its/his/their authorization No. S&E/II/MRG/Y2K/1570 dated. 10th August 2012 ;

I **MR. EDWIN ANTHONY GONSALVES**, Age Adult, Occupation Business, having office at, S2 B Block, Colaco Residency, Comba, Salcete Margao, South Goa, Goa 403601, promoter of the proposed project/duly authorized by the promoter of the proposed project 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

I 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 the 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 **31/12/2026**;

(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.

OR

(ii) That entire 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, 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 dated 29/10/2024.



Deponent

**M/S WINCON BUILDERS
THROUGH ITS PROPRIETOR
MR. EDWIN ANTHONY GONSALVES**

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 Margao, Goa on Dated 29/10/2024.

Deponent

**M/S WINCON BUILDERS
THROUGH ITS PROPRIETOR
MR. EDWIN ANTHONY GONSALVES**



Solemnly affirmed before me by
Shri/Smt. Edwin Anthony Gonsalves
~~Who is identified before me by~~
Shri/Smt. —
Who is personally known to me
on this 29th day of Oct, 2024

29/10/2024
RAMKRISHNA G. BALE
NOTARY
STATE OF GOA (INDIA)
REG. No. 6707/2024
DATE: 29th October, 2024