

गोवा GOA

Date 29/5/19 Sr. No. 121 Value Rs. 100

Name of Purchaser Alcon Developers

473540

Resident of..... Panaji

Place of Vendor Panaji

Licence No. AC/STP/VEN/ 02/2008

Sign. of Vendor

Sign of Purchaser

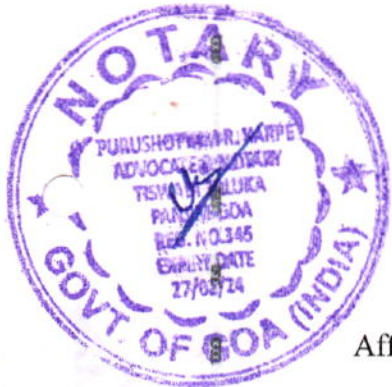


FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/S. ALCON DEVELOPERS (registered Partnership firm, through its authorized partner Mr. Aakash N.N. Khaunte), promoter of the project named SERENO, duly authorized by the promoter of the proposed project, by its Consent Letter dated 14.08.2014 .





I, **MR. AAKASH NANDA NAIK KHAUNTE**, son of Shri Nanda Sadassiva Naique Counto aged 37 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) That we have a legal subsisting right to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the Agreement between the Owner and Promoter for purchase of the proposed project land for development of the real estate project is uploaded for the process of registration.
- (2) That the project land is free from all encumbrances.
- (3) That the time period within which the project shall be completed by Promoter from the date of registration of project is 31/12/2023;
- (4) That seventy per cent of the amounts to be realised hereinafter by 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.
- (5) That amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (6) That Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall

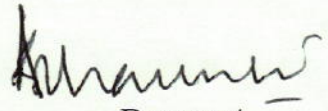




produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- (7) That Promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That 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 Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That 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 29<sup>th</sup> day of May 2019 at Panaji, Goa.

  
Deponent  
Aakash Nanda Naik Khaunte

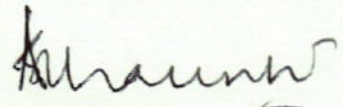




Verification

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

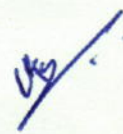
Verified by me at Panaji, Goa, on this 29<sup>th</sup> day of May 2019.



Deponent  
Aakash Nanda Naik Khaunte



Solemnly affirmed before me by  
Shri/Smt. M/s. Alcon.. Developers through Aakash  
who has been identified by..... N. N. Khaunte  
PAN CARD No: ADCPN 9840N  
whom I personally know.  
Reg. No. 247 Date 29/5/2019



PURUSHOTTAM R. KARPE  
NOTARY FOR TISWADI TALUKA  
STATE OF GOA (INDIA)  
Reg. No. 345

