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Date: 22/11/21 Sr. No. 214 Value Rs. 500/-  
 Name of Purchaser: SPP Mmm Developers  
 Resident of: Singwani, Borole, Rego 405518  
 Place of Vendor: Panaji  
 License No.: AC/STP/VEN/102/2003

Sign of Vendor Sign of Purchaser

FORM 'II'

FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sudhir Lobo Partner of Spectrum Developers promoter of the proposed project vide authorization letter dated 14<sup>th</sup> September, 2021.

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I, Mr. Sudhir Lobo son of Mr. Sidney Lobo aged 49, Indian National, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The name of the Project is ESTRELLA and hereafter called 'the project land'.
2. That we have a legal title Report to the land on which the development of the project is proposed 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 & promoter for development of the real estate project is enclosed herewith.
3. That the project land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/10/2025.
5. (a) For on-going project on the date of commencement of the Rules.
  - (i) That seventy per cent of 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.
6. That the amounts from the separate account shall be withdrawn in accordance with section 4(2)(I)(D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration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.
7. That 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 completing of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That 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.



10. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That 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 26 day of May 2022 at



Deponent

Verification

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

Verified by me at Mumbai on this 24<sup>th</sup> day of May 2022



Deponent

