

गोवा GOA

Serial No. 216 Place of vend MARGAO Date 07/11/2021 600487

Value of Stamp Paper: .....

Name of Purchaser: Gilbert Valente Gomes

Residence: Bordent Name of Father: Jaarwan T. Gomes

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.

Stamp of Notary's Sign,  
Ermelinda Alacoque Dias  
Shop No. C-16, SPODA Market,  
Lic No JUD/VEN-Lic/2906/AC-I

Signature of Purchaser



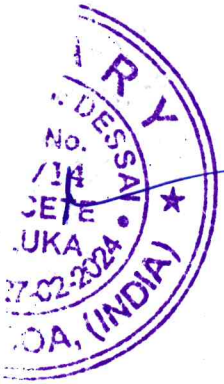
**AFFIDAVIT CUM DECLARATION**

Handwritten signature

Affidavit cum Declaration of Mr. GILERT VALENTO GOMES authorized signatory of FUTURISTIC CONSTRUCTION promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their Resolution/authorization dated 09.04.2021.



I, Mr. GILERT VALENTO GOMES, son of late Mr. Inacio Joaquim Gomes, aged 37 years, occupation business, resident of House No. 174, Borda, Margao, Salcete, Goa authorized signatory of the promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state on behalf of FUTURISTIC CONSTRUCTION as under:



1. That promoter in pursuance to Agreement for Sale cum Development dated 16/10/2020 duly registered in the office of the Sub-registrar, Salcete under Reg. No. MGO-1-2764-2020 registered on 21/10/2020 have right to develop the property surveyed under Chalta No. 22 of P. T. Sheet No. 6 of Margao City Survey while Ms. Remediana Faleiro, Mrs. Anita Savina Faleiro, Mr. Antonio Paulo Fernandes, Mrs. Sharon Faleiro Xavier, Mr. Manuel Xavier, Mrs. Flavia Faleiro E Fernandes alias Flavia Faleiro, Mr. Angelo Fernandes, Mr. Pollie Faleiro and Mrs. Velankia Miranda, have a legal title to the land surveyed under Chalta No. 22 of P. T. Sheet No. 6 of Margao City Survey on which the development of the project is proposed.

2. That the proposed project shall be named as PAULO RESIDENCY.

3. That the Project land is free from all encumbrances.

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4. That the time period within which the project shall be completed by the Promoter from the date of Registration of Project is 3 years (08/04/2024)



5. That Seventy per cent of the amounts realized 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/development 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) (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.

7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion 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-

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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 Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That Promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

Mr. GILERT VALENTO GOMES

For FUTURISTIC CONSTRUCTION

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 on this 09<sup>th</sup> day of April 2021.




Deponent

Mr. GILERT VALENTO GOMES

For FUTURISTIC CONSTRUCTION



Solemnly affirmed before me by  
Shri /Smt. Gilbert Valente Gomes  
Who is identified before me by  
Shri /Smt. ....  
Who is personally known to me  
on this 09<sup>th</sup> day of April, 2021

  
SANDEEP B. DESSAI  
NOTARY  
SALCETE TALUKA  
State of Goa (India)  
REG. No.: 2677/2011  
Date: 09/04/2021

