



FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Albert Esteves**, Proprietor of M/s. **Albert Developers**, promoter of the project named "**Serenity Spaces Phase II**", situated in the property surveyed under survey No. 54/5&6-B, of Carambolim Village, Tiswadi - Goa.

I, **Mr. Albert Esteves**, son of Jose Esteves, aged 57, Indian National, resident at H.No. 260, Morombi-O-Grande, Near Mercedes church, Santa Cruz, Tiswadi, North Goa 403005 promoter of the proposed project "**Serenity Spaces Phase II**" do hereby solemnly declare undertake and state asunder:

- 1) That I, promoter 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 and promoter for development of the real estate project is enclosed herewith.
- 2) Those 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 **31st December 2025**.
- 4) For ongoing project on the date of commencement of the Rules—
That seventy per cent of the amounts to be realized 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.

Albert Esteves

5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (l) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.


7) That the promoter shall take all the pending approvals on time, from the competent authorities.

8) 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.

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

10) 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.

Deponent


Mr. Albert Esteves,
Proprietor M/s. Albert Developers

Solemnly affirmed on **11th of July 2022** at Panaji.

Verification

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

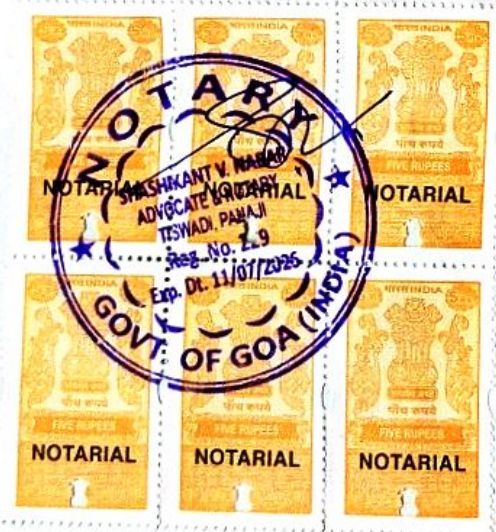
Verified by me at Panaji on this 11th of July 2022

Deponent



Mr. Albert Esteves,

Proprietor M/s. Albert Developers




Solemnly affirmed before me by

Mr./Smt. Albert Esteves

who has been identified by

PAN

Reg. No. 2205 Date 15/07/2022


SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229