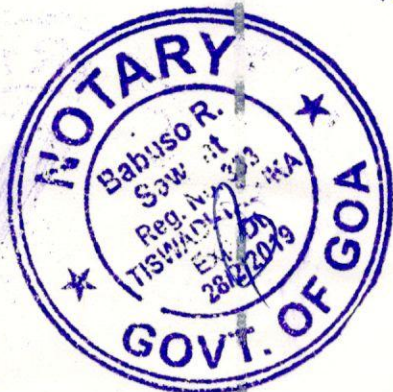




गोवा GOA

Date 25/10/18 Sr. No. 193 Value Rs. 500
Name of Purchaser Venancio Gonsalves
Resident of Panaji
Place of Vendor Panaji
Licence No. AC:STP/VENT/102/2003

501271



Sign of Vendor

Sign of Purchaser

AFFIDAVIT

I, Shri. VENANCIO MARIA DE JESUS GONSALVES, son of Alfredo Bernabe Gonsalves, 47 years of age, married, Engineer/ Contractor, Indian National, Pan No. ADQPG0300A, r/o H. No. 43, Villa Gonsalves, Chimbél, Ilhas, Goa, 403006 Partner of **M/s. L. N. HOMES**, a Partnership Firm having its Office at 22, 2nd Floor, Trionora Apts, near Municipal Market, Panaji, Goa promoter of the proposed project / having been duly authorized by the Partners of the promoter of the proposed project viz. **M/s. L. N. HOMES**, vide its/his/ their authorization dated 22 March 2013, do hereby solemnly declare, undertake and state as under:

Sign of Purchaser

1. That the I/promoter viz. **M/s. L. N. HOMES** has a legal title report to land on which development of project is proposed.

AND

A legally valid authentication of title of such land by practicing advocate of land owner along with a declaration, supported by an affidavit/POA by land owner or any person authorised by land owner along with an authenticated copy of agreement between such owner and promoter for development of Real estate project is enclosed herewith.

2. That said land is free from all encumbrances.

3. That time period within which project shall be completed by the promoter viz. **M/s. L. N. HOMES** is 14/03/2021.

4. (a) For new projects:

That seventy per cent of amount realised by me/promoter for Real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover cost of construction and land cost and shall be used only for that purpose.

- (b) For on-going project on date commencement of the Act.

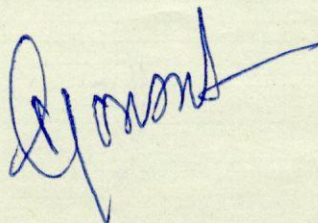
(i) That seventy per cent of amount to be realised hereafter by me/promoter for real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover of construction and land cost and shall be used only for that purpose as per Rule 5;

OR

(ii) That entire amount to be realised hereafter by me/promoter for Real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Scheduled bank to cover of construction and land cost and shall be used only for that purpose, since estimated receivable of the project is less than estimated cost of completion of the project as per Rule 5;

5. That amount from separate account shall be withdrawn in accordance with section 4(2) (1) (D) read with rule 5 of 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 / promoter shall get accounts audited within six months after end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during audit that



amounts collected for a particular with proportion to percentage of completion of the project.

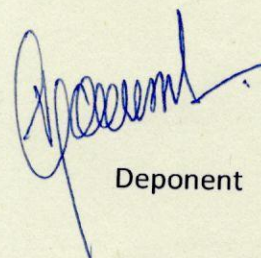
7. That I / promoter shall take all approvals on time from competent authorities.

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

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

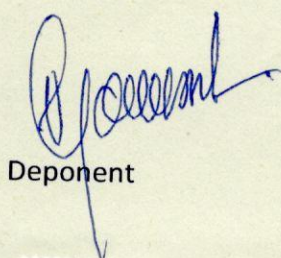



Deponent

Verification

I, Shri. VENANCIO MARIA DE JESUS GONSALVES due hereby state that the contents of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Panaji - Goa on this 26th day of Oct. 2018


Deponent

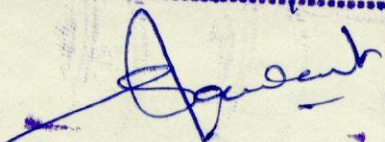


SOLEMNLY AFFIRMED AND VERIFIED
BEFORE/ ME BY Venancio Maria De Jesus Gonsalves
WHO IS IDENTIFIED BEFORE / ME BY

✓ WHOM I KNOW PERSONALLY.

REG. No. 1012/18

DATED 26/10/2018



BABUSO R. SAWANT
NOTARY PUBLIC
PANAJI-GOA
INDIA