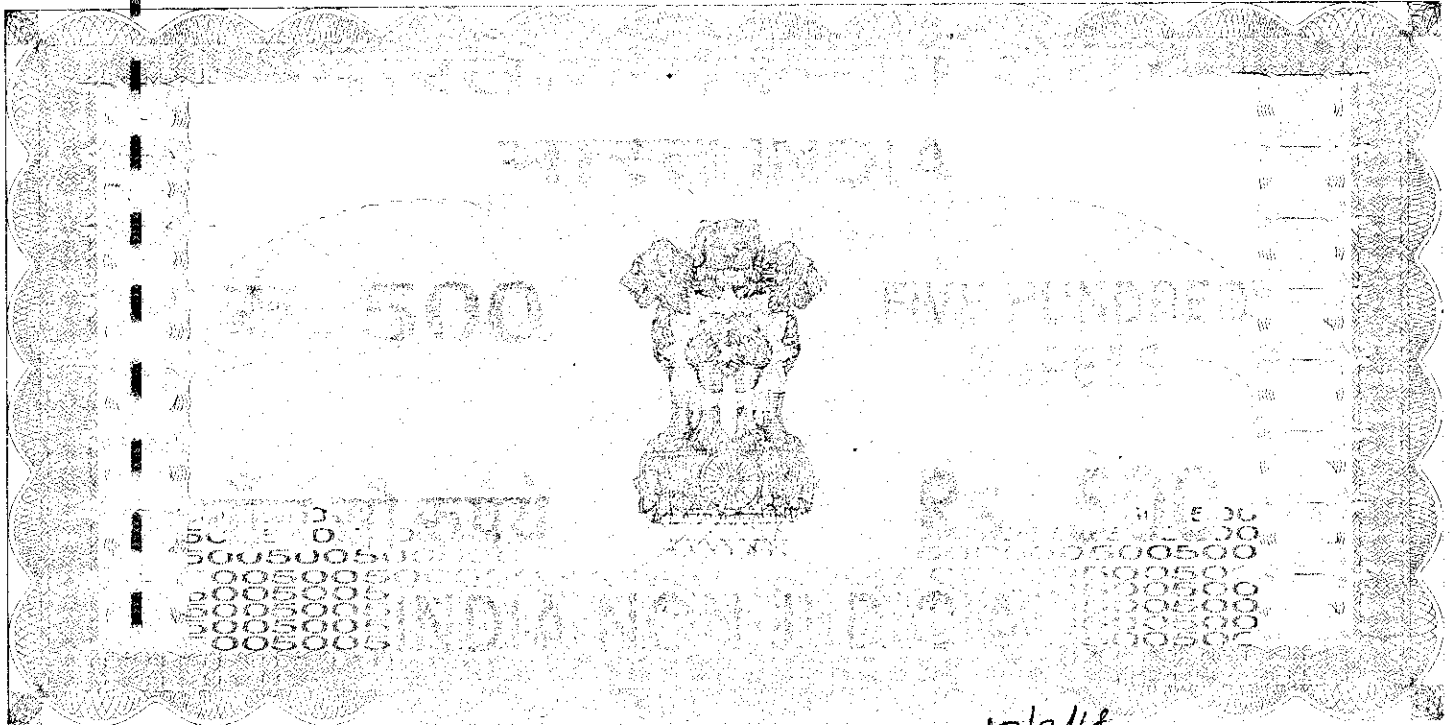
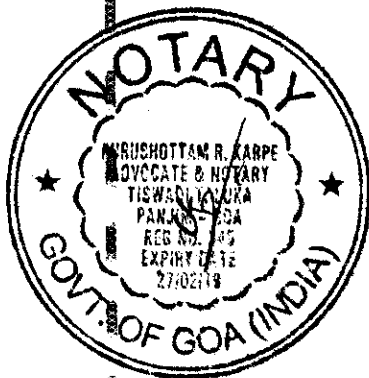




गोवा GOA



4693 Price of Vendor, Party 17/2/18
Vendor's Name and Paper
Name of Purchaser Meen Dev
Residence Name of Father
Purpose Transacting Parties:

436019

Mr.
Signature of Vendor
Signature of Purchaser
Signature of Notary

FORM 'II'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of ALCON DEVELOPERS, promoter of the project named Serenity Avenue Phase-II, duly authorized by the promoter of the proposed project, by its Consent Letter dated 14/08/14.

[Handwritten signature]

[Handwritten signature]

I. **MR. AAKASH NANDA NAIK KHAUNTE**, son of Shri Nanda Sadassiva Naique Counto aged 36 years, Indian national, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That we have a legal right of development 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 development of the real estate project is uploaded for the process of registration.

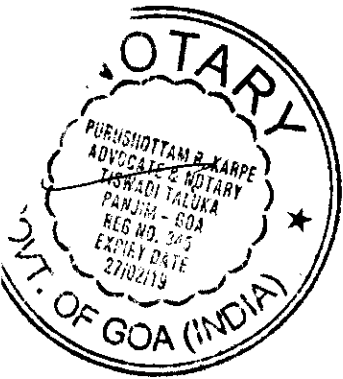
(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by promoter from the date of registration of project; is 31/03/2020;

(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(5) That amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects,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 22nd day of February. 2018 at Panaji, Goa. 


Deponent
Aakash Nanda Naik Khaunte



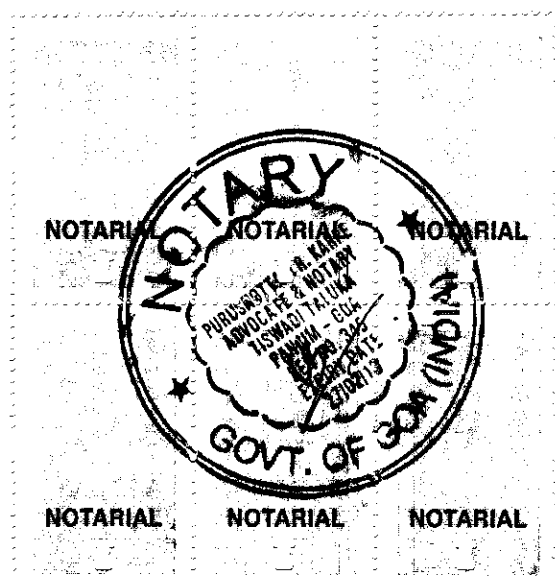
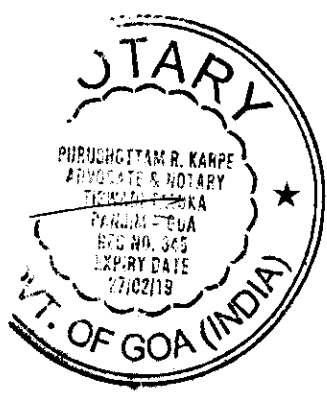
Verification

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 22nd day of February 2018. 


Deponent
Aakash Nanda Naik Khaunte





Solemnly affirmed before me by
Shri/Smt. Aakash N. N. Khaunte
who has been identified by Pan Card
NO. APLCN 9850 N
whom I personally know.
Reg. No 127 Date 22.02.18


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